

# Lynford Hall Hotel

Lynford Road, Mundford, Thetford IP26 5HW

TIM PHILLIPS

PRIME PROPERTY AGENT



- Magnificent Grade II listed country house hotel set in 22 acres
- 38 en suite guest bedrooms with planning consent for further development
- Impressive public areas including banqueting suite (450), events rooms restaurant and bar
- Planning permission to develop 68 lodges \*sold by separate negotiation.

Guide price  
£3,950,000 - Freehold

Viewing is strictly by appointment.

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## Lynford Hall Hotel, Lynford Road, Mundford, Thetford IP26 5HW



### Introduction

Lynford Hall Hotel is a rare opportunity to acquire an historic property with extensive development potential across a range of uses.

For example: subject to upgrading and or extending the current hotel offering; redevelopment to a senior living scheme; residential property; education establishment; prestigious offices/ company HQ etc.

The Hall has recently been used as a hotel, wedding, and events venue. Its trade has been scaled back considerably in recent years in readiness of a vacant possession sale.

Lynford Hall Hotel was acquired by our client in 2005. It is now offered for sale as our client focusses on other, non-competing business interests.

Unconditional offers in the region of £3,950,000 are sought for the freehold interest in the property.

In addition (sold via separate negotiation) to the historic hall, the property benefits from extant planning permission to build 68 lodges within a 2.5-acre plot located toward the southwest boundary of the estate. Area hatched blue on the below plan.

### Location

Lynford Hall Hotel is located in the heart of Thetford Forest, the UK's largest man-made lowland forest. at just under 19,000 hectares. It is a haven for a wide range of outdoor

enthusiasts; especially cyclists, birdwatchers, and walkers.

The hotel is an ideal base for those visiting the Forest and the surrounding region. Aside from the all the Forest has to offer, other attractions in the area include Go Ape Thetford (10 miles); Grime's Graves (prehistoric flint mine) (4) and; The Royal Sandringham Estate (29).

The property lies some 12 miles to the north of the market town of Thetford. The region's principal conurbations of Norfolk and Bury St Edmunds are around 20 miles and 22 miles distant respectively. The stunning Norfolk coast is within striking distance. Hunstanton is round 39 miles distant. Cromer is around 50 miles away.

The nearest train station is Brandon (circa 6 miles) from where fastest train journey times to Cambridge and Norwich are around 36 minutes and 46 minutes respectively.

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## The Property & History

The original property dates back to the mid-19th Century when it was constructed as a private residence for the wealthy Lyne- Stephens family. Indeed, the Hall as we see it today retains much of its original grandeur. Externally, the estate features a sweeping driveway, ample car parking, courtyard, formal gardens, woodland and a lake.

In the 1920s, the east wing of Lynford Hall was destroyed by a fire. This section of the building has not been rebuilt. However, it benefits from extant planning permissions for alterations and extensions to provide functions suites, leisure centre, retail and promotional areas.

The Hall passed through a variety of owners before being purchased by the Forestry Commission around 1930. During WWII, it was used as an officer convalescent hospital.

The property continued to change hands over the subsequent decades and is understood to have operated as a hotel since the 1960s. It was also used as a filming location for several much-loved BBC TV shows including Allo Allo and Dads Army.

The Grade II listed property is principally arranged over ground to second floors. There is also an extensive cellar incorporating modern commercial kitchen, offices, and stores.

The Lyne Stephens Banqueting Suite (with capacity for around 450) was constructed in 1997.

Videos of Lynford Hall Hotel:

[View video](#)

[View drone fly-through video](#)

**The land to the northeast of the boundary (whilst owned by our client) is not included in the sale. The land hatched blue is to be sold by separate negotiation.**



## Planning History

Lynford Hall and the surrounding land has an extensive planning history. The main building having been the subject of essential alterations and modernisation, as well as proposals for reinstatement of the former east wing and further extensions.

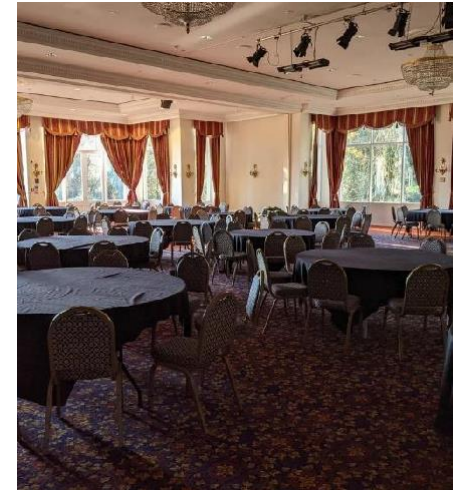
We have been informed by the seller that planning permissions 3PL/1997/1208/F and 3PL/1997/1209/LB for alterations and extensions to the hotel to provide functions suites, leisure centre, retail and promotional areas, were implemented but not constructed and these permissions therefore remain extant.

Consented scheme 3PL/2016/0631/F to develop 68 lodges together with reception building and associated parking. The proposed lodges would provide a total of 100 bedrooms, access would be via the existing entrance of Lynford Road. Sold by separate negotiation.

All above permissions can be viewed online [here](#).

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### Guest Bedrooms

The hotel features 38 en suite guest bedrooms; configured as 28 twin / double, 8 suites and 2 family rooms.

### Public Areas

Lynford Hall Hotel features an impressive array of public rooms in keeping with its grand history. These include:

- 4 versatile events rooms; the largest being the Lyne Stephens Banqueting Suite with capacity for 450 people;
- Opulent reception hall with seating for around 40;
- The Duvernay Restaurant (75 covers);
- The Wellington Bar (60).

### The Business

Pre pandemic, Lynford Hall Hotel was a long established business with a revenue derived from a broad range of resident and non-resident trade. This included the hotel being a very popular wedding and events venue. Pre 2020, net annual turnover was typically around £1.32m

Our client is not a hotelier. Looking forward

and for those interested on an existing use basis, there is significant potential to (say) create a destination hotel and one of the leading venues in the East Anglian region.

Trade has been scaled back considerably in recent years in readiness of a vacant possession sale. At time of writing, the hotel is operated on a low-key B&B basis by the general manager and a team of full and part time staff.

### Utilities

The property is connected to mains gas and electric. Water is sourced from a private supply.

### Licences

Licences held at the property include Premises Licence and license to hold civil marriage or partnership.

### Tenure

Freehold.



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### Guide price and method of sale

Offers in the Region of £3,950,000 are sought for the freehold interest in the property.

Stock in trade to be sold at valuation.

The sale will be conducted by way of an asset transaction.

### Energy Performance Certificate

Non-applicable as Grade II listed building.

### Finance

Tim Phillips is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

### To View

All appointments to view **MUST** be made through the vendors' agents who are acting with sole selling rights

### Identity Checks

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.



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For further information please contact

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