

An architectural rendering of a modern, two-story house with light blue horizontal siding and dark grey accents. The house features a large gabled window on the upper floor, a balcony with a metal railing, and a set of stairs leading to the ground level. In the foreground, there are silhouettes of two people, a bicycle rack with three bicycles, and a wooden picnic table. The sky is blue with a few birds flying. A red banner is overlaid at the bottom left.

**£425,000**

Offers In The Region Of  
Station Road, Sheringham

OPPORTUNITY TO EARN AN ESTIMATED GROSS £100,000 PER ANNUM!

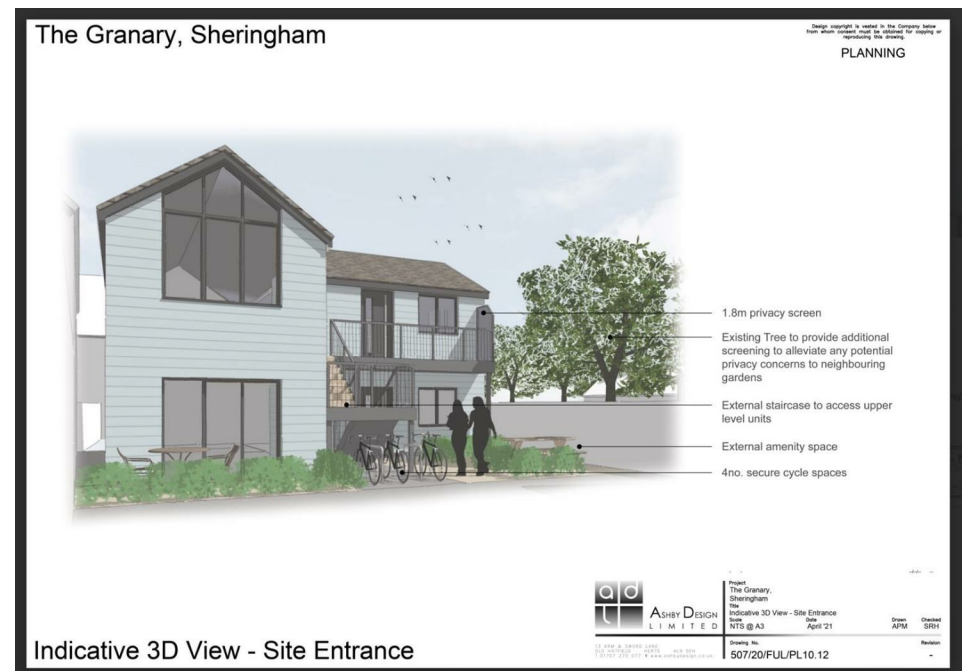
Site with a detailed planning permission for an attractive building containing four 1 bedroom holiday homes in the popular North Norfolk coastal location of Sheringham, within walking distance of its many facilities and train station. Popular with holiday makers and bird watchers attracted by this part of the Norfolk coast.

Planning was granted by North Norfolk District Council on 29th July 2021 for 'Demolition of redundant commercial building and erection of two storey building comprising 4 no. studio holiday lets with associated landscaping, amenity space and cycle parking'. Planning reference: PF/21/1164.

The seller has also prepared a full working drawing package and full consultant packages so the development is ready to go.

Anticipated rental of £600-700 per week each, with an anticipated occupancy rate of 70-75% per annum given its wide appeal and excellent close proximity to all of the towns and coasts facilities and attractions.

The property is accessed directly off Station Road and can be viewed at any time by interested parties.



# The Granary, Sheringham

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PLANNING



1. Site Entrance off Station Road
2. 4no. Secure Cycle Spaces
3. External Amenity Space

4. External Staircase to Access Upper Level Units
5. 1.8m Privacy Screen
6. Obscured Glazing to Side Elevation

## Indicative 3D Site Plan



13 ARM & SWORD LANE  
OLD HATFIELD HERTS AL9 5EH  
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Project  
The Granary,  
Sheringham  
Title  
Indicative 3D Site Plan  
Scale  
NTS @ A3  
Date  
April '21

Drawing No.  
507/20/FUL/PL1013

Drawn  
APM  
Checked  
SRH

Revision

-

# The Granary, Sheringham

0m 20m 40m 60m  
SCALE 1:1250

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PLANNING



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LIMITED

Project  
The Granary,  
Sheringham

Title  
Site Location Plan

Scale  
1:1250 @ A4

Date  
April '21

Drawn  
CP

Checked  
SRH

Drawing No.

507/20/FUL/PL1010

Revision

-

## Site Location Plan

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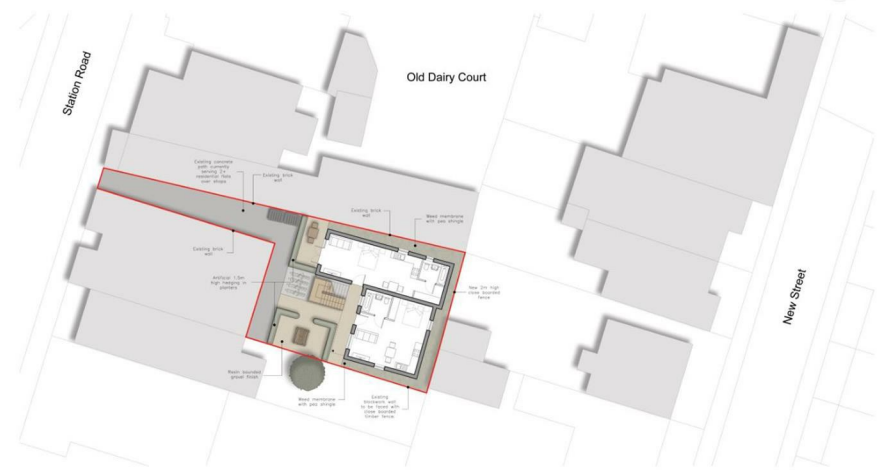


# The Granary, Sheringham

0m 4m 8m 12m 16m 20m  
SCALE 1:200

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PLANNING



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LIMITED

Project  
The Granary,  
Sheringham

Title  
Landscaping Proposal Plan

Scale  
1:200 @ A3

Date  
April '21

Drawn  
APM

Checked  
SRH

Revision

-

Drawing No.

507/20/FUL/PL1014

## Proposed Landscaping Plan

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# The Granary, Sheringham

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## PLANNING



Existing Tree to provide additional screening to alleviate any potential privacy concerns to neighbouring gardens

External staircase to access upper level units

External amenity space

4no. secure cycle spaces

Indicative 3D View



Project  
The Granary,  
Sheringham  
Title  
Indicative 3D View  
Scale  
NTS @ A3

Date  
April '21

Drawn  
APM  
Checked  
SRH

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Drawing No.  
507/20/FUL/PL10.13

Revision  
-

# The Granary, Sheringham



PLANNING



Front Elevation



Left Elevation



Rear Elevation



Right Elevation

- MATERIALS LEGEND:**
- ① Brickwork plinth.
  - ② Fibre Cement Weatherboarding.
  - ③ UPVC Framed Glazing in Anthracite Grey.
  - ④ Composite Entrance Door with Grazed Side Panel in Anthracite Grey.
  - ⑤ UPVC Framed Glazing (Obscured) in Anthracite Grey.
  - ⑥ External Metal Staircase.
  - ⑦ Metal Rooflight.
  - ⑧ Furbrite Gersol Traditional Sandblasted Roof Tiles in Grey.
  - ⑨ UPVC Rainwater Goods.



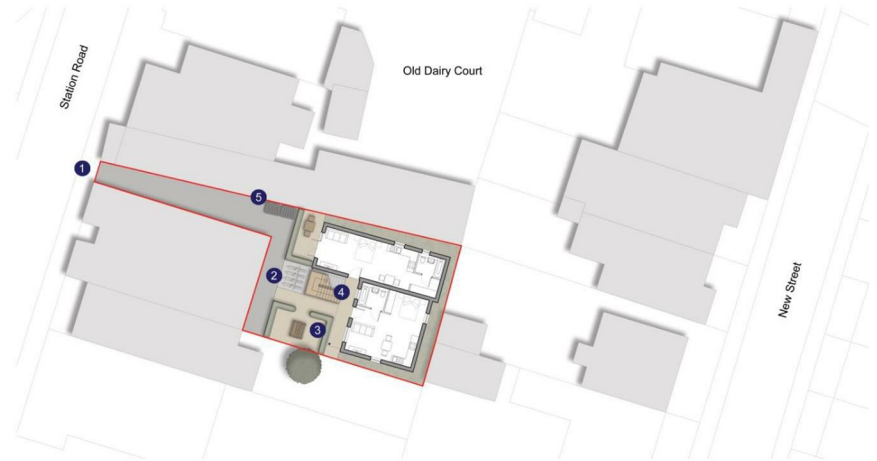
Project: The Granary, Sheringham  
 Title: Proposed Elevations  
 Scale: 1:100 @ A3  
 Date: April '21  
 Drawn: APM  
 Checked: SRH  
 Drawing No: 507/20/FUL/PL10.11  
 Revision: -

Proposed Elevations

# The Granary, Sheringham



PLANNING



- 1. Site Entrance off Station Road
- 2. 4no. Secure Cycle Spaces
- 3. External Amenity Space
- 4. External Staircase to Access Upper Level Units
- 5. Refuse Bins



Project: The Granary, Sheringham  
 Title: Proposed Site Plan  
 Scale: 1:200 @ A3  
 Date: April '21  
 Drawn: APM  
 Checked: SRH  
 Drawing No: 507/20/FUL/PL1012  
 Revision: -

Proposed Site Plan



# The Granary, Sheringham

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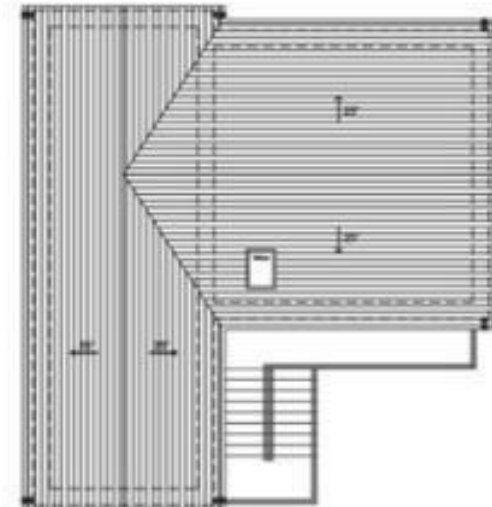
## PLANNING



Ground Floor Plan



First Floor Plan



Roof Plan



## Proposed Floor Plans



Project  
The Granary,  
Sheringham  
The  
Proposed Floor Plans  
Scale  
1:100 @ A3 Date  
April '21

Drawn  
APM Checked  
SRG

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Drawing No.  
507/20/FUL/PL10.10

Revision



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