

An architectural rendering of a modern, two-story house with light blue horizontal siding and a dark grey roof. 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 balcony. In the foreground, there are two bicycles parked, a wooden picnic table, and some greenery. The sky is blue with a few birds flying. The overall style is clean and contemporary.

£395,000

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



Indicative 3D View - Site Entrance



Project:
The Granary,
Sheringham
Title:
Indicative 3D View - Site Entrance
Scale:
NTS @ A3
Date:
April '21
Drawn:
APM
Checked:
SRH
Drawing No.:
507/20/FUL/PL10.12
Revision:

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



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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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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
-

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Site Location Plan

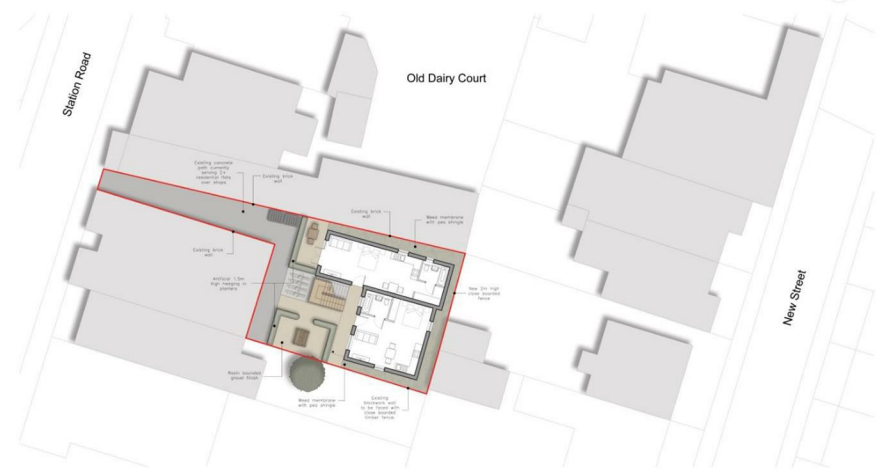


The Granary, Sheringham

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

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PLANNING



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Project
The Granary,
Sheringham

Title
Landscaping Proposal Plan

Scale
1:200 @ A3

Date
April '21

Drawn
APM

Checked
SRH

Drawing No.
507/20/FUL/PL1014

Revision
-

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Proposed Landscaping Plan

The Granary, Sheringham

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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
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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 Glazed 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.



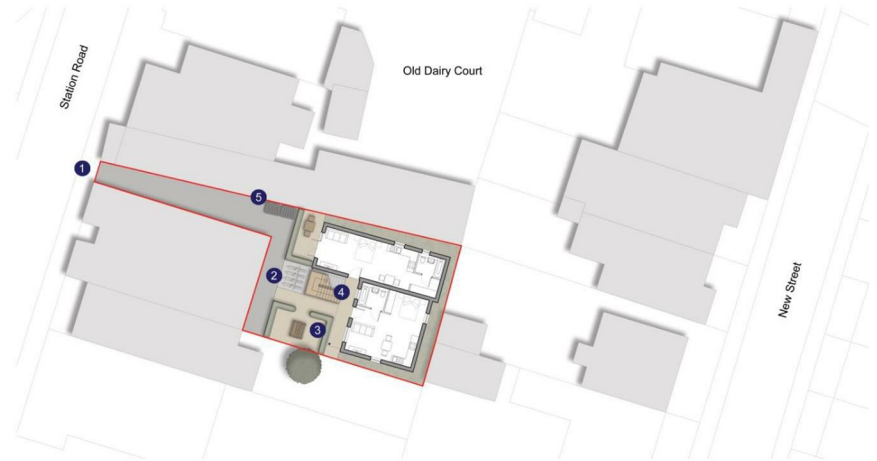
Project: The Granary, Sheringham
 Title: Proposed Elevations
 Scale: 1:100 @ A3
 Date: April '21
 Drawn: APM
 Checked: SRH
 Drawing No: 507/20/FUL/PL10.11
 Revision: -

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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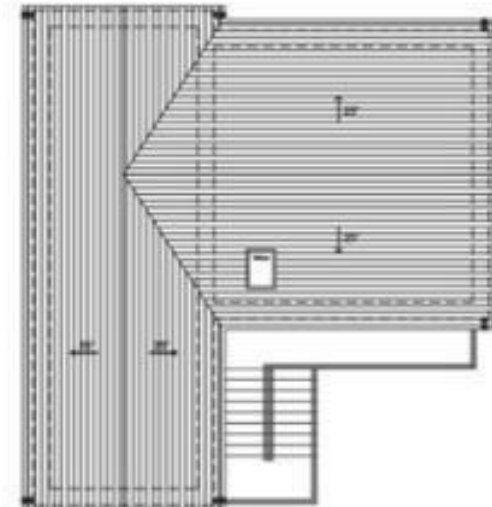
PLANNING



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
SBC

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

Revision



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