



**The Old Rectory ,Aylsham Road, Felmingham, North
Walsham NR28 0LD**

welcome to

The Old Rectory, Aylsham Road, Felmingham, North Walsham

A fantastic and currently all too rare opportunity to acquire a potential development site for a range of uses in the popular North Norfolk village of Felmingham.



Description

The site currently contains a former operating care home which contained 33 resident bedrooms, with associated day spaces and ancillary facilities with carparking and landscaping in the surrounding grounds. The site itself measures 1.43 acres (STMS) and as such provides a wide range of potential uses. Situated along the B1145, Felmingham is ideally located in between the market towns of Aylsham and North Walsham, both providing a wide range of amenities and transport links.

Planning

The site currently has a planning application ongoing for the conversion of the care home into 16 residential apartments - this application is under planning ref: PF/22/0213 via the North Norfolk planning authority. Interested parties are encouraged to make their own enquiries but it is suggested the site is suitable for a wide range of potential uses.

Method Of Sale

The site is for sale by private treaty. Offers should be made in writing via email to the following:
James.Rogers@williamhbrown.co.uk

Offers should clearly state not only the sum offered, but the source of funding and timescales in which prospective purchasers would be able to exchange and complete on the purchase. Offers should also include details of any conditions which are attached to the offer.

Data Link

For full copies of the technical drawings and surveys please register your interest in the site via James.Rogers@williamhbrown.co.uk or 07814 635725.

Viewing

Access is strictly via prior appointment only. Accompanied viewings are able to be arranged, please contact the selling agents to arrange a suitable date and time. Online video calls to discuss the site can be held with interested parties and can be arranged by request - please contact the selling agents to confirm a timeslot and receive an invitation to the online meeting.



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The Old Rectory, Aylsham Road, Felmingham, North Walsham

- Land For Sale
- Planning Application Ongoing
- Currently Disused Care Home
- North Norfolk Village Location
- Semi-Rural
- 5 Minute Drive into North Walsham Town

Tenure: Freehold EPC Rating: Exempt

£750,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWM109783 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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