



MILL HOUSE & WATER MILL

Hempstead Road, Holt, NR25 6JX

Guide Price £500,000

LOCATION

Hempstead is a pretty little Conservation Area village with an ancient, partly thatched, parish church and a village hall. It is set within attractive and undulating countryside with woodland and farmland walks in all directions. One of these leads to Holt which is a fine county town that has been well preserved and has an attractive range of boutique shops, cafes and restaurants. Gresham's Public School is situated here and there is also a primary school as well as a wide range of other facilities.

The north Norfolk coast is very close with superb walking, golfing, sailing and bird watching activities. The cathedral city of Norwich is just twenty-two miles away by car and there is a branch railway line from Sheringham. From Norwich there are onward trains to London Liverpool Street and Norwich Airport is a convenient worldwide gateway via Schiphol Airport.

DIRECTIONS

From the Agents' Holt office leave Holt Market Place via the opposite south-eastern corner into Station Road. Cross the A 148 Holt bypass into Hempstead Road. Mill House can be found after a short distance on the left hand side as marked by our 'For Sale' board.

SERVICES

We understand that mains water, electricity and drainage are available for connections. Interested parties should make their own enquiries.

DESCRIPTION

Mill House and Water Mill is a Grade II Listed Building arranged over three floors set in a secluded location, with unrivalled views over Glaven Valley and Hempstead mill pond. Mill House is arranged over three floors and is in poor order throughout. The former working Water Mill is arranged over three floors with water still running through the channels of the building.

Within the grounds, extending to just under an acre, are a range of dilapidated outbuildings to include a Cart Lodge and former Bake House.

SPECIFICATION

- Grade II Listed Buildings
- Unrivalled views over the Glaven Valley & Hempstead Mill Pond
- Mill House & Water Mill arranged over three floors
- Set within grounds of just under an acre (stms)
- A range of dilapidated outbuildings
- Unique Development Opportunity
- Secluded location
- No Onward Chain

GENERAL REMARKS & STIPULATIONS

Mill House & Water Mill is available for sale as a whole by private treaty. Freehold and with Vacant Possession on completion.

Mill House & Water Mill will be sold subject to, and with the benefit of all easements, covenants and rights of way.

In June 2022 a pre application was made for the proposed re development and restoration of the Mill and associated outbuildings. Reference: IS2/22/1458. Further details can be provided on request.

The local authority is North Norfolk District Council based at Cromer.

Planning.Department@north-norfolk.gov.uk

Tel: 01263 513811.

VIEWING

Viewing strictly by appointment only during daylight hours through the selling agent. Notice is given that internal inspections will be solely at the viewers risk due to the condition of the buildings.

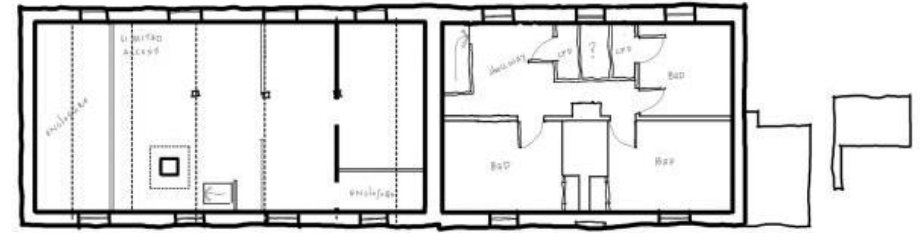
ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

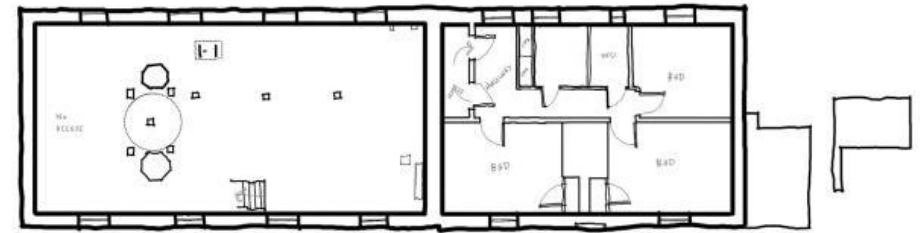




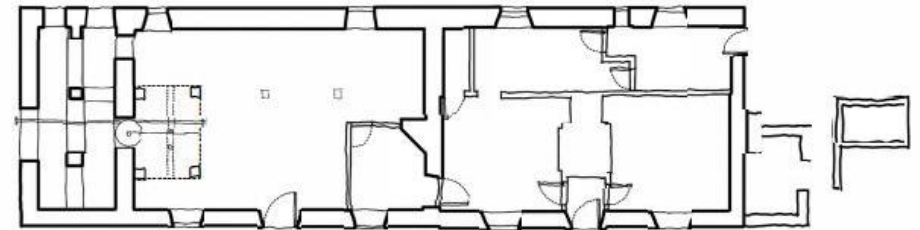
Southwest Elevation



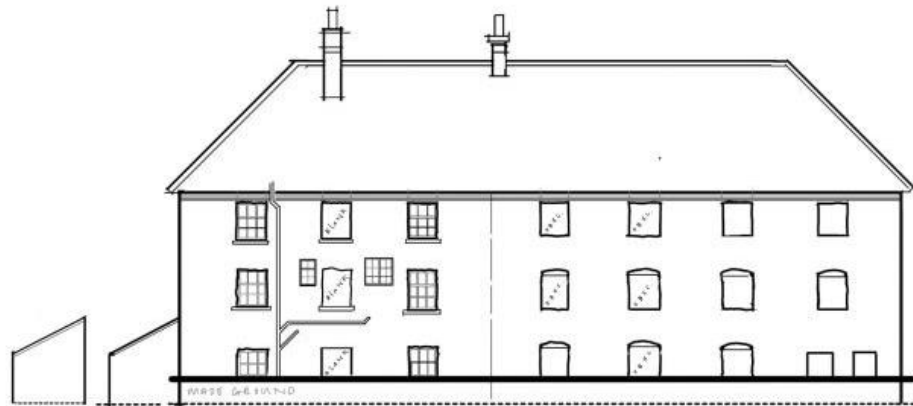
Second Floor



First Floor



Ground Floor



Northeast Elevation

IMPORTANT NOTICES

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