

FOR SALE

# Prestigious Hotel and Restaurant



## Morston Hall

THE STREET, MORSTON, HOLT, NORFOLK NR25 7AA



## Location

Morston Hall is located in the heart of the very popular and picturesque north Norfolk coast, a short walk from Morston Quay, a busy harbour within the Blakeney National Nature Reserve and one mile from the village of Blakeney. The busy, affluent towns of Wells-next-the-Sea and Holt are some seven and six miles away respectively, whilst the city of Norwich is 30 miles to the south.



## The Property

Morston Hall is a privately owned country house dating back to the 17th century and transformed over the last 30 years by the current owners to create one of Norfolk's most prestigious restaurants and hotels.

The property includes the main hall building together with a more modern Pavilion building set within private grounds providing attractive gardens and ample parking totalling 1.8 acres.

The main hall building is arranged over three floors plus a basement. The ground floor provides the restaurant areas with dining space in the conservatories and orangery, totalling 19 tables. This is further supported by a recently upgraded pre-dinner bar area and residents' drawing room and reception area. Also on the ground floor is a very generously sized and fully equipped commercial kitchen with butler's pantry, external stores, cold store and basement stores.

The hotel accommodation consists of 13 main bedrooms, seven in the main hall building and six in the Pavilion building.

The hall has one bedroom with disabled access on the ground floor, five on the first floor and one on the second floor. Each bedroom is well-proportioned and provides en-suite bath/shower facilities.

The Pavilion provides six modern, open-plan and pet-friendly garden rooms with king-size beds, en-suite bath/shower facilities, living areas and external patios.

All rooms are finished to a very high standard with bespoke Brian Turner oak furniture.

In addition to the guest rooms there is a staff flat providing a further double bedroom and bathroom. There is further staff accommodation for three people.





## The Business

Morston Hall is a long established and award-winning Michelin-starred restaurant and hotel. The Michelin star has been held for a remarkable, unbroken period of 25 years, making Morston Hall one of a select number of establishments to receive this accolade continuously for over two decades.

The business was established by the current owners, renowned chef Galton Blackiston and Tracy Blackiston, over 30 years ago and has cemented its position as one of the region's most prestigious venues.

Morston Hall currently holds four AA red stars and four AA rosettes.

Trading information is available subject to signing an NDA.

There are a number of opportunities for new owners to grow the business by further developing the property, adding more facilities and increasing the operational activities.

**Tenure:** Freehold.

**Licences:** The property holds a Premises Licence.

**Business Rates:** The Rateable Value from 1st April 2023 is £140,000.

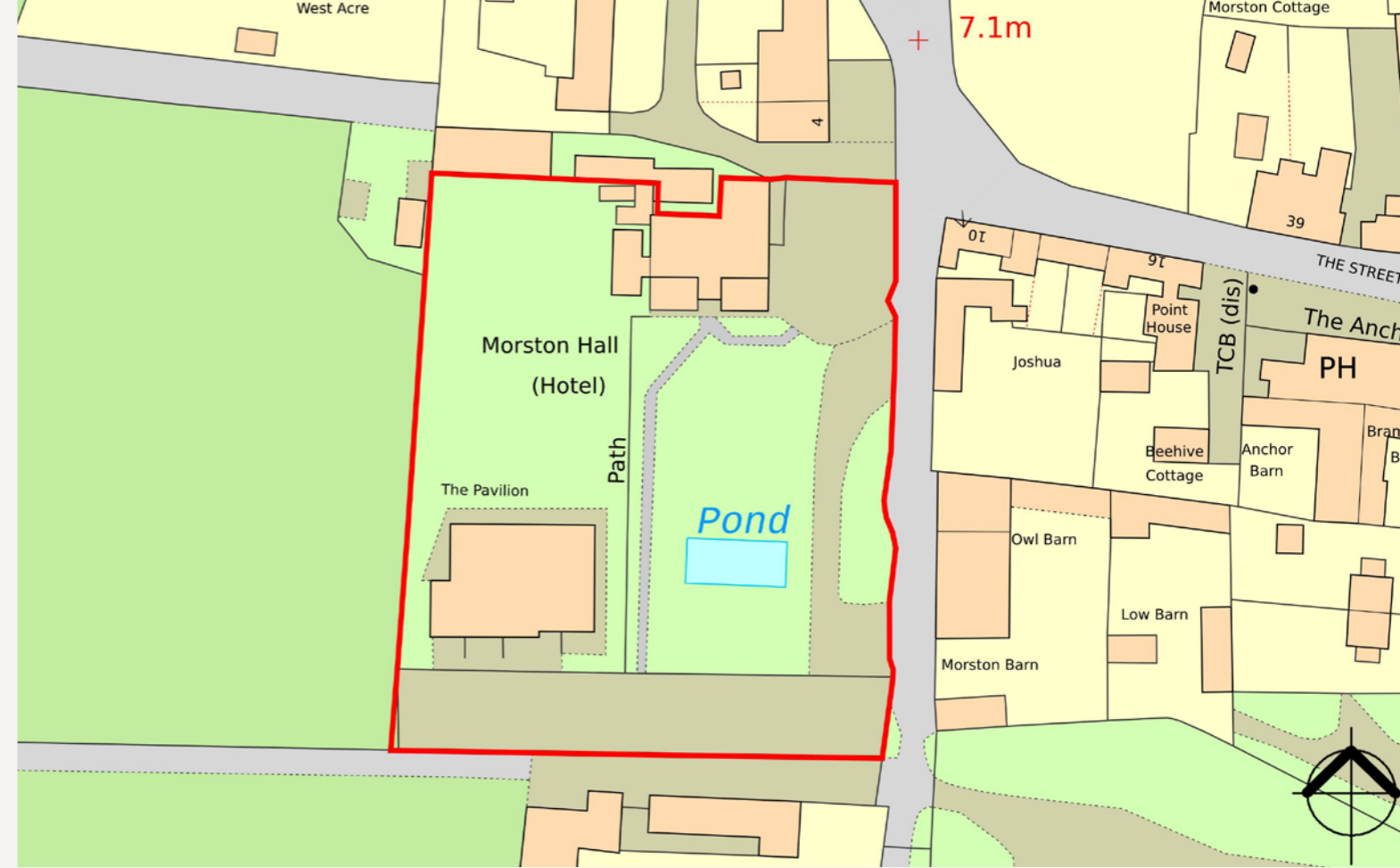
**Energy Performance Certificate:** The property has an EPC rating of C (64) for the main hall building and C (52) for the Pavilion building, valid until 2nd February 2033 and 31st January 2033, respectively.

**Method of Sale:** The business is to be sold as a going concern by way of a share sale in the limited company with freehold title to the properties. Stock in trade to be sold at valuation.

**Price:** on application.

In accordance with the latest Anti Money Laundering legislation, prospective purchasers will be required to provide proof of identity, address and funding to the selling agents prior to solicitors being instructed.





## Viewings and Further Information

This is a confidential sale and all enquiries must strictly be made to the joint selling agents only:

[Follow this link for a video of Morston Hall](#)



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### SUBJECT TO CONTRACT. IMPORTANT NOTICE.

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- a) The particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute, nor constitute a part of, an offer or a contract.
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