



## CARLTON & MELTON HOUSE, MARKET PLACE, REEPHAM, NORWICH NR10 4JJ TOWN CENTRE REDEVELOPMENT OPPORTUNITY

- Fully consented redevelopment opportunity
- Central market town location
- Grade II Listed
- Part income producing, mixed-use scheme

**FOR SALE £595,000 | 328.4 sq m (3,535 sq ft)**

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**BROWN & CO**

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## Location

The picturesque town of Reepham has a population of 2,312 (2021 Census) and is situated in the Broadland district of Norfolk, approximately 12 miles northwest of Norwich, and 13 miles south of Holt.

The property is well positioned within the Market Place. Reepham has a good range of local shops and amenities, to include the Dial House restaurant and hotel, Bread Source bakery and café, the King's Arms public house, Robertson's family butcher, Norfolk Farm Shop and deli and Mott's Pharmacy.

The property comprises two adjacent and interconnecting Grade II Listed former dwelling houses which have been converted to offices, with part of the ground floor of Melton House used as a shop/showroom/store for an interior design business.

The two-storey accommodation is of red brick construction under tiled roofs, with an attractive enclosed garden to the rear incorporating an external boiler house and separate refurbished store/studio.

Internally the accommodation retains much of its original character with various individual office rooms and ancillary kitchen and WC facilities. The property has a modern oil-fired central heating system and is well maintained.

## Planning Permission

Full planning permission and listed building consent have now been granted for the conversion of the existing office accommodation within Carlton and Melton Houses into three residential units, while retaining the established retail use within part of the ground floor of Melton House.

The approved scheme provides for a two-bedroom house, a two-bedroom apartment and a one-bedroom apartment, along with the conversion and modest extension of the rear storage building to create a small bungalow. A section at the front of the property, including the shop frontage, is to be retained for commercial use (Use Class E).

## Accommodation

The property provides the following net internal floor area.

Description	sq m	sq ft
<b>Carlton House</b>		
Ground floor	81.5	877
First floor	72.6	782
<b>Total</b>	<b>154.1</b>	<b>1,659</b>
<b>Melton House</b>		
Ground floor offices	31.3	337
Ground floor shop	25.5	274
Ground floor shop store	14.5	156
First floor	60.5	651
<b>Total</b>	<b>131.8</b>	<b>1,418</b>
External boiler	6.4	69
External store	36.1	389
<b>Total NIA</b>	<b>328.4</b>	<b>3,535</b>

## IMPORTANT NOTICES

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The proposed development has approximate Gross Internal Areas as follows:

Description	sq m	sq ft
Enlarged Commercial	52.3	563
2 Bedroom House	134.1	1,443
1 Bedroom Apartment	67.8	730
2 Bedroom Apartment	89.0	958
1 Bedroom Bungalow	50.5	544
<b>Total Area</b>	<b>393.7</b>	<b>4,238</b>

## Services

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

## Business Rates

Business rates will be the responsibility of the occupier. Offices are currently assessed on a suite-by-suite basis. Please contact the agent for further information.

## VAT

It is understood that VAT will be payable in addition to the purchase price.

## Tenure

The property is to be offered with vacant possession with the exception of the ground floor shop within Melton House, which is let by two separate license agreements. The shop is let on a license fee of £375 pcm and the storage room is let on at a license fee of £310 pcm.

The freehold is available to purchase at a price of **£595,000** and will be sold subject to and with the benefit of the income from the shop/stores.

## Legal Costs

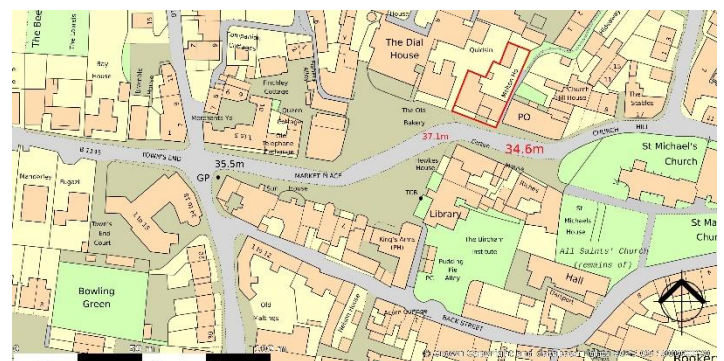
Each party will be responsible for their own legal costs incurred in documenting the sale.

## EPC Rating

The property has an EPC rating of E.

## Viewing & Further Information

Strictly by appointment with the sole selling agent.



Ground Floor



First Floor

- Enlarged Commercial
- Two Bedroom Apartment
- One Bedroom Apartment
- Two Bedroom House
- One Bedroom Bungalow
- New Partition

10m  
5m  
0m  
5m  
10m

0m  
5m  
10m

N

R. E.I.L.S.	
Revision: Nelson House, Reupham	
Change of use	
Proposed Floor Plans	
1 October 24	1:1:00
1:00:00	8 A1
1:00:00	1:00:00

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