



BANK HOUSE, MARKET PLACE, REEPHAM, NORWICH NR10 4JJ

TOWN CENTRE REDEVELOPMENT OPPORTUNITY

- Fully consented redevelopment opportunity
- Central market town location
- Grade II Listed
- Mixed use scheme
- Energy efficient building – EPC Rating A

FOR SALE £495,000 | 340.9 sq m (3,670 sq ft)

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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.

Description

The property comprises a Grade II Listed three storey period former bank premises with basement storage, sympathetically converted to office use. The property is of red brick construction under slate covered roofs, occupying a prominent corner position overlooking the Market Place.

Internally the accommodation provides a combination of private offices/meeting rooms and larger, open-plan office spaces over ground, first and second floors. The basement is split into two areas with separate access, providing storage space including the bank's former vault. The accommodation is comprehensively refurbished and benefits from air source underfloor heating throughout.

The property occupies virtually 100% site cover with no onsite carparking.

Planning Permission

Approval has now been secured for full planning permission and listed building consent enabling the change of use of the first and second floors of Bank House from offices to residential accommodation, while maintaining the ground floor in commercial use (Use Class E).

The approved layout delivers two one-bedroom apartments on the first floor (Apartments 1 and 2) and a two-bedroom apartment on the second floor (Penthouse), all accessed via the existing communal staircase. The ground-floor commercial space will continue to operate independently with its own dedicated entrance.

Accommodation

The property provides the following net internal floor area.

Description	sq m	sq ft
Basement	45.7	492
Ground floor	93.2	1,003
First floor	96.2	1,036
Second floor	105.8	1,139
Total NIA	340.9	3,670

The proposed development has approximate Gross Internal Areas as follows:

Description	sq m	sq ft
Basement (Commercial)	45.7	492
Ground floor (Commercial)	136.5	1,469
Apartment 1	42.6	459
Apartment 2	55.3	595
Penthouse	137.3	1,477
Total Area	417.4	4,492

IMPORTANT NOTICES

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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. The premises have the following assessment:-

Description	Offices & Premises
Rateable Value	£27,500
Rates Payable from April 2026	£11,880

VAT

It is understood that VAT will not be charged in addition to the purchase price.

Tenure

The freehold is available to purchase with vacant possession at a price of **£495,000**.

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 A(22).





Ground Floor

Commercial Unit
Shared Space

N

0 100 200 300 400mm

R. Ellis
Bank House, Reepham
Change of use

Proposed Ground Floor

October 24	1:50	A1
KMF	MR	

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First Floor



Second Floor

First Floor Apartment 1
Shared Space
First Floor Apartment 2
Penthouse Apartment
New Partition

N

0 100 200 300 400mm

R. Ellis
Bank House, Reepham
Change of use

Proposed First and Second Floor

October 24	1:50	A1
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