

Development Opportunity Holt

Mill House & Water Mill, Hempstead Road, Holt, NR25 6JX

Offers over £500,000 invited for the freehold with vacant possession



- 3 storey building - residential house & attached watermill
- Grade II Listed building with stunning views over Hempstead Mill Pond and the Glaven Valley
- Detached cart lodge building in part collapsed state in grounds
- Site extends to approximately 0.378ha (0.93ac)
- About 1 mile to Holt town centre

Location

The property is set in a quiet secluded location surrounded by land managed by the Forestry Commission with fine open views to the front over Glaven Valley and to the rear over the extensive mill pond. The market town of Holt has extensive facilities including many fine independent shops together with education facilities including Greshams School which is less than 1 mile to the north west.

Description

The principal property which is in poor repair is arranged over three floors and Listed Grade II. The accommodation to the house comprises Hall, Dining Room, Sitting Room, Kitchen, Pantry and Scullery. On the first floor: landing, 2 double bedrooms, 1 single bedroom. On the second floor: landing, 3 double bedrooms.

Adjoining the house is the former working Water Mill which is arranged over three storeys. The property is constructed of brick, flint and tile with the Mill race running through the property. Water still flows through the channels in the Water Mill.

Within the grounds is a former Cart Lodge of brick, flint, timber and tile that comprised a three bay cart shed with loft, open shed and former Bake House. To the rear is an open yard enclosed with a four bay open stable loose box and two pig stys.

The site is generally overgrown but offers a fantastic opportunity to create residential properties in a unique location subject to obtaining the usual planning permissions.

Planning

The sellers have made no enquiries of North Norfolk District Council and no planning permissions exist that the agents are aware of.

The property is Listed Grade II.

Plans and Documents

A plan showing the boundaries is attached to these details.

Services

We understand that mains water, electricity and drainage are available for connections. Interested parties should ensure the availability and adequacy of these services.

Guide Price

Offers over £500,000 are invited for the freehold.

Legal Costs

Each party to be responsible for their own legal costs.

Viewing

During day light hours with a copy of these details in hand from the highway. Internal inspection by prior appointment only.

The selling agent will holding 'open house' viewings for interested parties. Applicants should contact Savills for information on the open days.

Notice is given that internal inspections will be solely at the viewers risk due to the condition of the property.

Note

The owner of the Mill Pond has a right to access to operate, repair and maintain the sluices and channels in the building. Further Information is available from the selling agent, Savills.



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