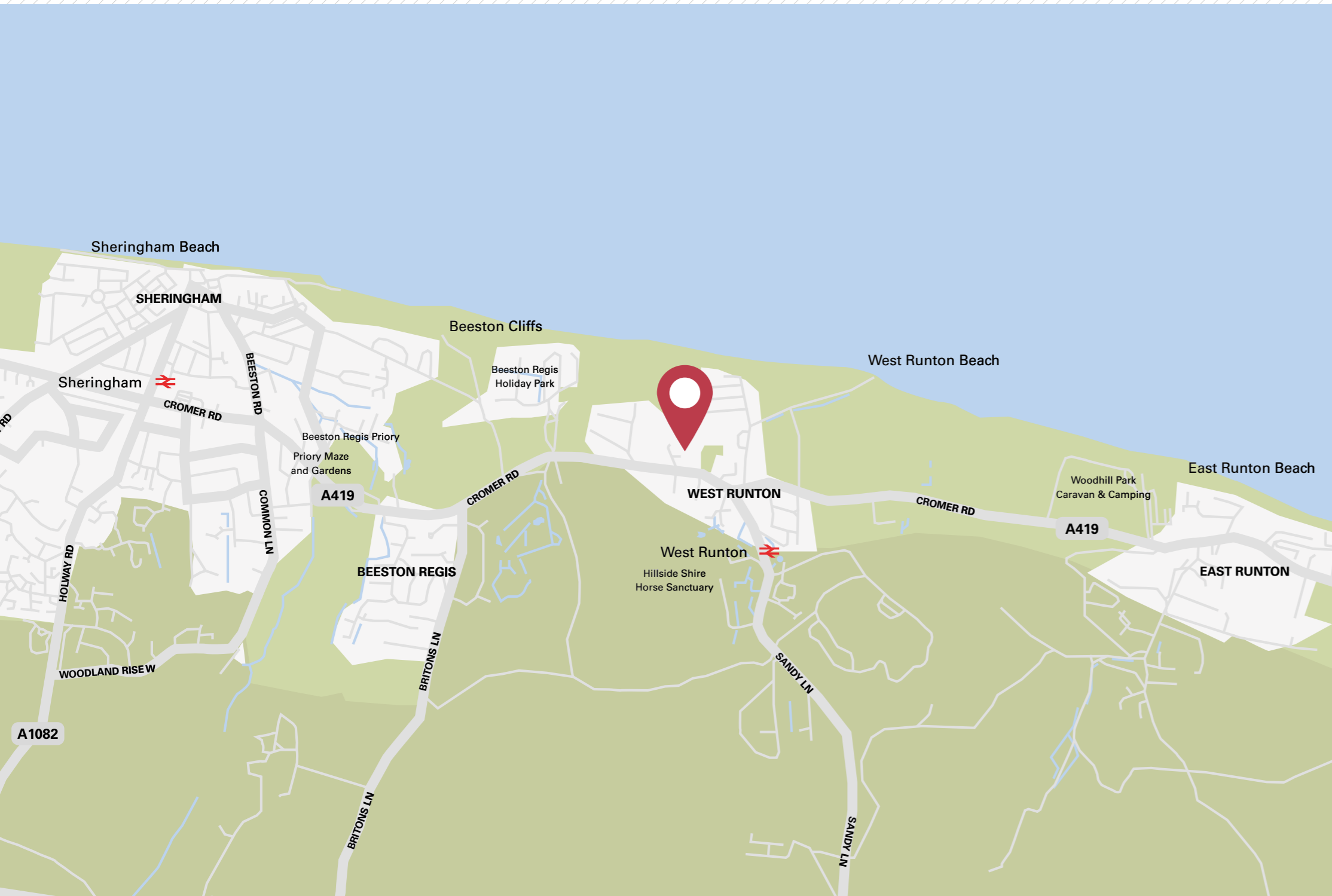




West Runton, Cromer Road, West Runton, Norfolk, NR27 9NF

FREEHOLD 15 ACRE SITE ON THE NORTH NORFOLK COAST

NEWMARK



Opportunity

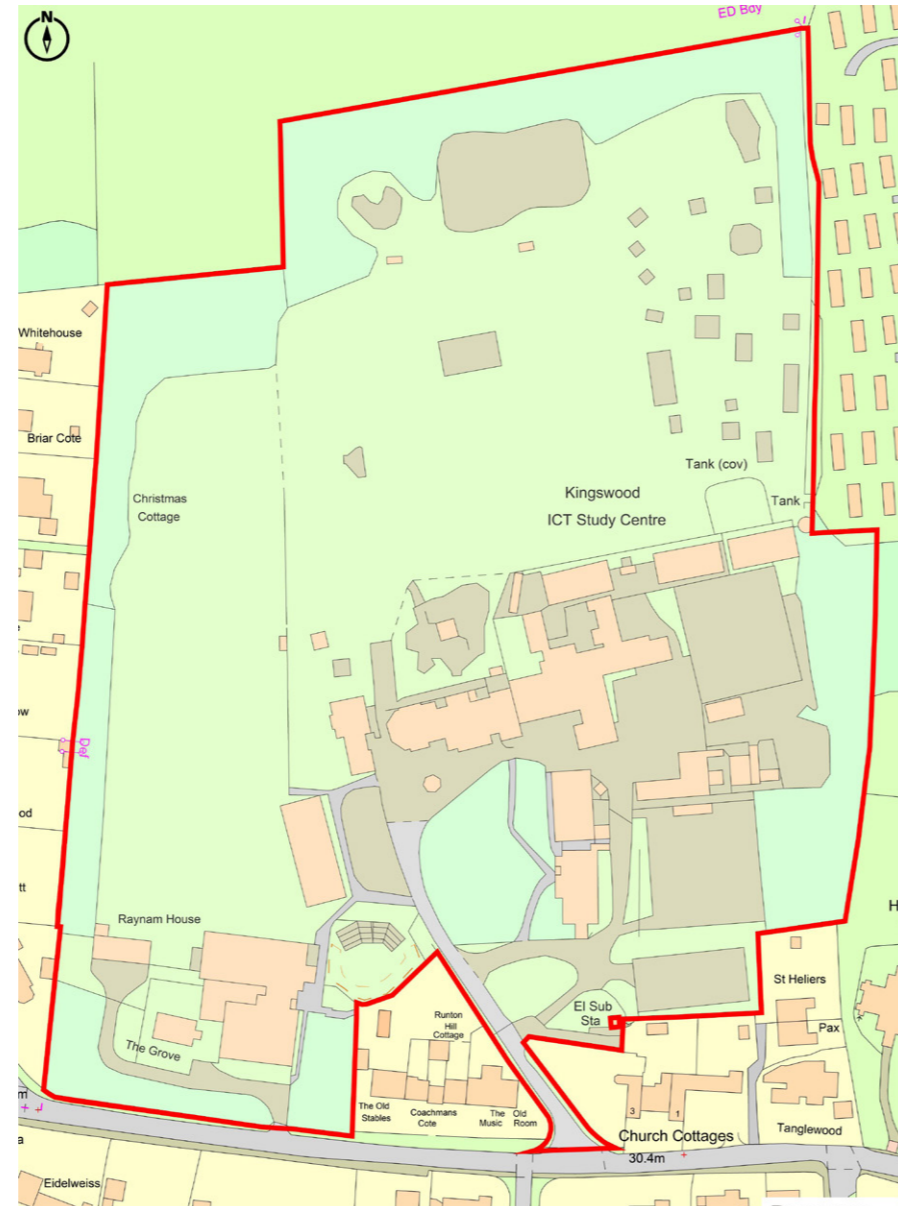
- Opportunity to acquire a considerable freehold site on the Norfolk coast
- Former residential children's activity centre with established C2 Use
- Set within attractive grounds with a site area of over 15 acres (6.46 hectares)
- Opportunity for alternative uses alternative residential, education, healthcare or retirement uses within Class C2 or for residential redevelopment subject to planning
- Offers are invited in excess of £3,000,000 (Three Million Pounds)

LOCATION

The property is located in the coastal village of West Runton, on the North Norfolk Coast of England approximately 21 miles north of Norwich. Peterborough is situated 67 miles to the west and Cambridge is 69 miles to the southwest. The village itself sits between the seaside towns of Sheringham and Cromer and is a popular holiday destination. Local amenities include a village shop, several public houses and restaurants and several hotels.

The property occupies a cliff-top position that overlooks the Norfolk coastline and has direct access to West Runton beach from the north of the property. The property is also flanked by several large, detached houses to the south and west and to the east there is church.

The property benefits from excellent connectivity with the Norfolk coastline, King's Lynn and Norwich all within easy reach via A149, A148 and A140. West Runton train station is a short walk from the property and benefits from direct rail links to Norwich and Sheringham.





DESCRIPTION

The site has one main building with eleven smaller one and two storey brick built buildings surrounding it, with the dormitory rooms ranging from 2-16 beds, across 4 separate buildings to suit all needs including purpose-built dormitory blocks.

Felbrigg (the main building) is a traditional brick built residential building constructed circa 1900 and later extended in 1920s. The building is situated in the centre of the site and is arranged over three-storeys and accommodates several dormitories, the main reception, management offices and ICT suites.

Additional dormitories are provided within 8 additional blocks, including buildings Brickling, Holkham, Sandrigham, Raynham, The Grove, Fastnet, Viking and Humber. These buildings also include communal shower rooms and WC's. These residential blocks are between one- to two-storey structures and dated between 1920's and 1980's. They are of either a traditional brick built residential building or traditional masonry construction.

The Diner Block is a single store building constructed with brickwork and a mineral felt covered flat roof. The building comprises of a canteen with kitchen areas. The Activity Zone block comprises of a purpose-built swimming pool, climbing wall, laser battle arena and sports hall facility.

The external areas comprise landscaped areas as well as a large open field which accommodates, purpose-built facilities designed for outdoor education including a caving area, a racetrack, campfire area and outdoor climbing wall.

Additionally, there is access from the property onto West Runton beach.

Facilities at the site include:

- Cinema
- Buggy Build
- Low and High ropes
- Zip Wire, climbing and abseiling
- Team building and problem solving
- Caving
- Swimming Pool
- Sports Hall and Archery Range



ACCOMMODATION

Estimated gross internal floor area of over 78,000 sq ft (measured survey to be made available)

PLANNING AND DEVELOPMENT

The property is located within the north Norfolk District Council Local Authority.

The buildings are not listed. It is situated with the West Runton Conservation Area.

The established use falls within Use Class C2.

The site offers considerable potential to be redeveloped for residential development as well as alternative uses such as healthcare and educational.

Prospective purchasers should make their own enquiries of the local authority.

TENURE

The property is held freehold and offered with full vacant possession

VIEWINGS AND FURTHER INFORMATION

Viewings should be arranged strictly via appointment through sole agents, Newmark. No parties are to attend the property without appointment. We will be arranging viewing days in due course.



Contacts

For Further information please contact:

Will Ingleby
Senior Surveyor
Mobile. +44 (0)7899 062465
William.Ingleby@nmrk.com

Richard Moir
Partner
Mobile. +44 (0)7771 812249
Richard.Moir@nmrk.com

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