

SITUATION

Located between the market town of Sutton and Hickling within the Norfolk Broads, which lies off the A149, approximately 15 miles north-west of the Coastal resort of Great Yarmouth and 14 miles north-east of Norwich. The area is a popular holiday destination, being around 5 miles from the Norfolk Coast at Sea Palling, and within easy reach of Calthorpe Broad and Hickling Broad National Nature Reserves.

PROPERTY

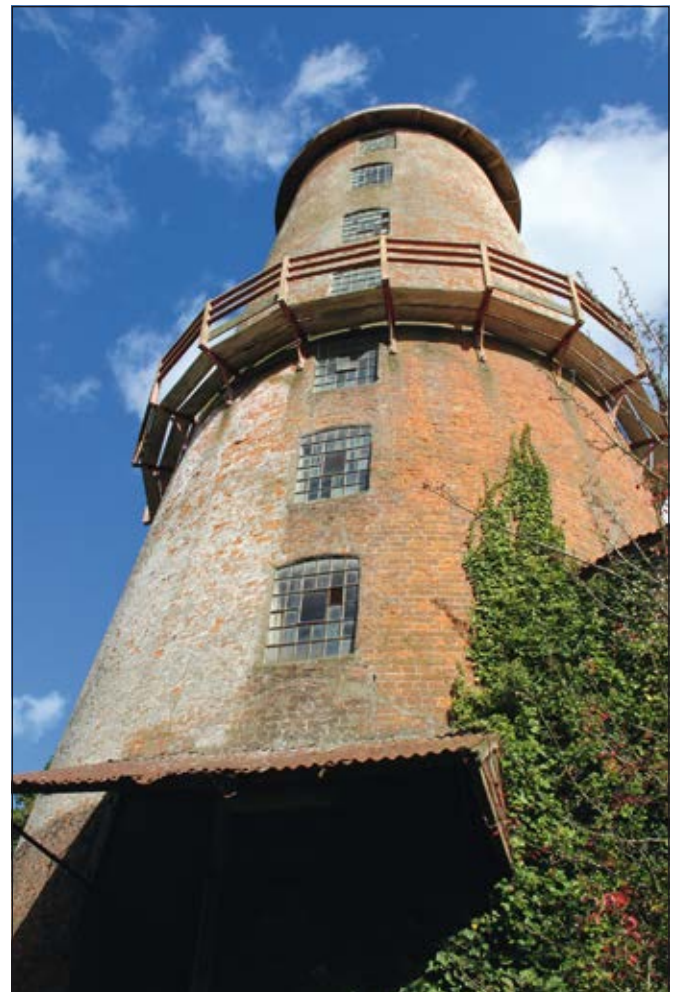
A substantial mainly rectangular **Site of approx. 4.5 Acres** upon which stands:

- **A Grade II* Listed 9 storey Windmill (one of the tallest remaining windmills in the Country) with adjacent Granary**
- **A detached 4 Bedroom Bungalow**
- **Various single storey former Museum Buildings**

PLANNING

There is scope to convert the Windmill / Granary and the additional Buildings into either Residential or other Commercial uses, subject to obtaining the necessary consents.

There is also potential for Residential Development on the Rear Land, subject to obtaining the necessary consents.



Vacant Development Opportunity

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

* Refer to Point 9 in the 'Notice to all Bidders' page



ACCOMMODATION

Windmill	9 Storeys (not measured)
Granary	
Ground Floor	GIA Approx. 3,950 sq ft
Mezzanine	GIA Approx. 1,315 sq ft
First Floor	GIA Approx. 1,910 sq ft
Total	GIA Approx. 7,175 sq ft
Building 1	GIA Approx. 3,640 sq ft
Building 2	GIA Approx. 260 sq ft
Building 3	GIA Approx. 575 sq ft
Building 4	GIA Approx. 1,500 sq ft
Building 5	Not inspected
Bungalow	
4 Bedrooms, Lounge, Kitchen, Bathroom/WC	GIA Approx. 1,250 sq ft
Garage	
Rear Land	Approx. 3 Acres

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Note: There is a Public Footpath that crosses part of the Site.



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VENDOR'S SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts