

# FOR SALE BY AUCTION

Wednesday 16th August 2017 12 noon

The Sunningdale Suite, Dunston Hall Hotel, Ipswich Road, Norwich NR14 8PQ

savills

auCTION  
HOUSE  
east anglia

Joint Auctioneers



**Lot 9 - Reymerston Hall, Reymerston, NR9 4QY**

**Lot 10 - Agricultural Land, adj Reymerston Hall, Reymerston, NR9 4QY**

**Lot 11 - Woodland, Mile Road, Reymerston, NR9 4QY**

An impressive Grade II listed Georgian country house (LOT 9) set in 11.5 acres (subject to measured survey) of mature gardens now requiring full modernisation and redecoration to realise its obvious potential. Many attractive and original period features remain and the property also benefits from a useful range of modern and period barns within the grounds.

There is an adjoining 11.8 acre field (subject to measured survey) (LOT 10) which is available at an option price of £100,000.

A further area of mature woodland (approximately 3.1 acres) will be offered separately (LOT 11).

The house, which was the former home of Wing Commander Ken Wallis, is being sold with vacant possession and is believed to date from around 1780.

Rarely do properties with this style and appeal become available to purchase and detailed inspection is therefore highly recommended.

# Reymerston Hall, Reymerston, Norfolk, NR9 4QY

\*GUIDE PRICE **£600,000 - £700,000** (plus fees)

\*Description on Auction Information page

The former family home of Wing Commander Ken Wallis, well known for flying the auto-gyro "Little Nellie" in the 007 film "You Only Live Twice". The house has been empty for a number of years but is now to be sold with vacant possession and is in need of complete modernisation and refurbishment.

The property has well balanced and spacious living accommodation with four main reception rooms, various domestic offices, seven bedrooms, a self contained adjoining staff cottage and a range of useful outhouses. Within the grounds there are many mature trees, extensive parking areas, a range of brick and tiled barns and two more modern workshops. The gardens are also in need of attention but are extremely private and sheltered, giving a high degree of seclusion.

Reymerston Hall is situated in the small village of Reymerston which lies south-west of the market town of Dereham with a wide range of facilities including shops, schools and regular public transport networked to all major centres. The county town of Norwich lies approximately 12 miles to the east where a mainline railway station and airport can be found.

## Accommodation:

**Ground Floor:** Central porticoed entrance porch leading to hall, drawing room, dining room, breakfast room, workshops/former billiard room, snug, butlers pantry, cloakroom, kitchen/breakfast room, utility room, staff living room, boiler room, inner hall with oak panel staircase to first floor landing.

**First Floor:** Bedroom one with en-suite dressing room, bedroom two with en-suite dressing room, anteroom, five further bedrooms, storeroom, bathroom, separate w.c., boxroom, airing room, rear staircase leading down into the side hall. Additional staff double bedroom and bathroom accessed from the staff living room.

## Outside:

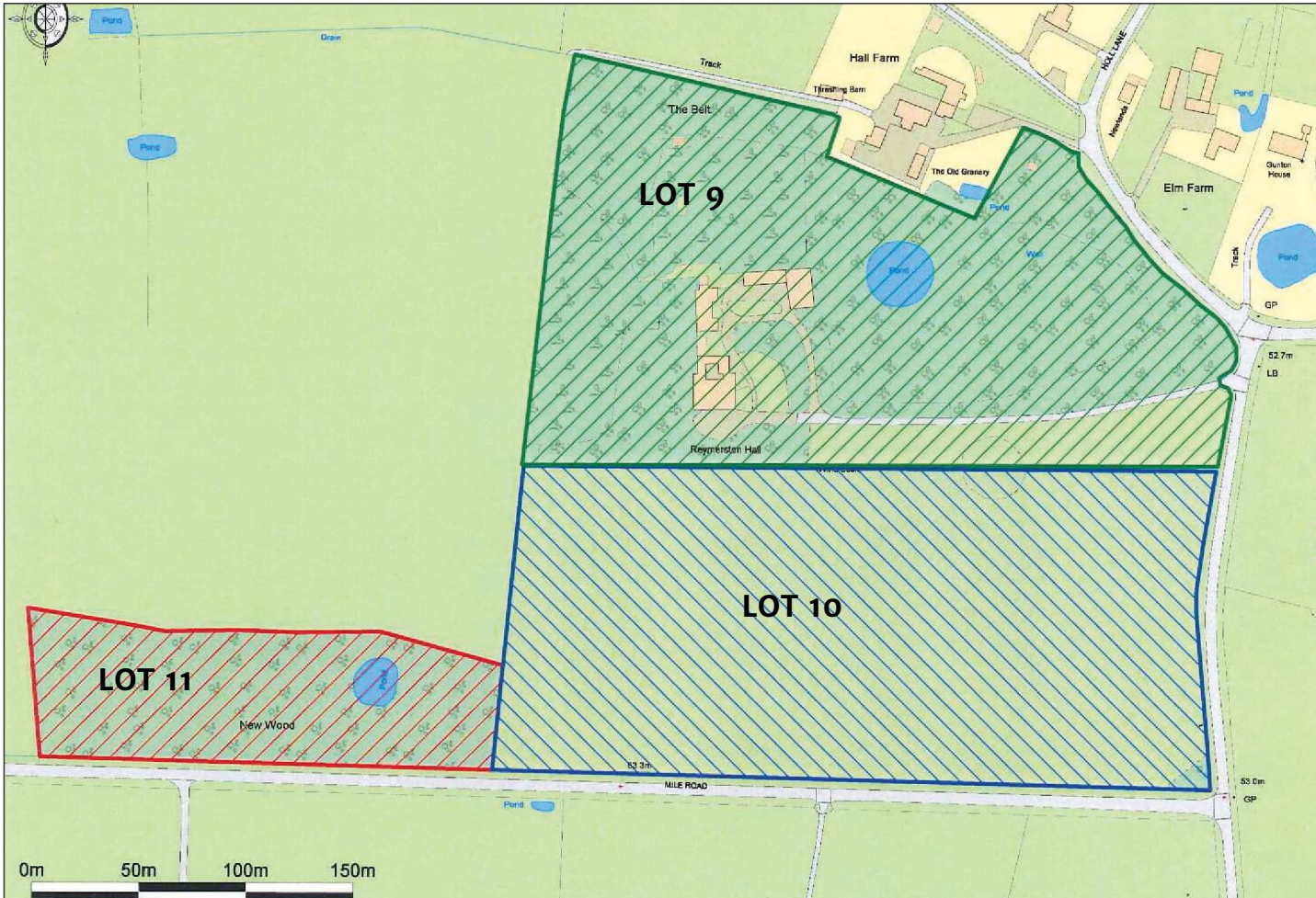
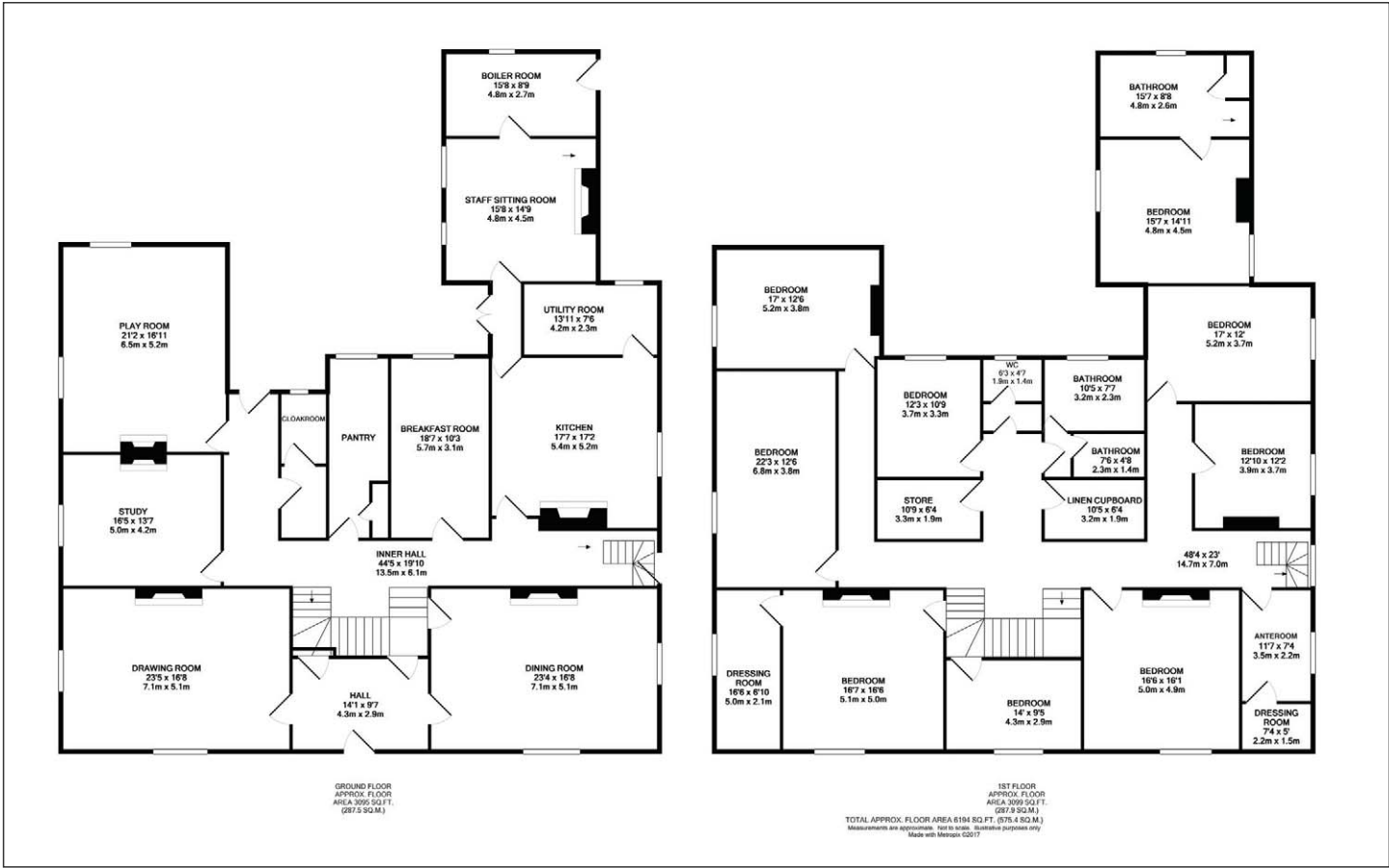
Double wrought iron gates give access to a long gravel driveway leading to an open shingled parking area in front of the main hall. Side driveway leading to two modern workshops, the larger of which extends to approximately 228.75 square metres with the smaller unit approximately 138.72 square metres. There is a large brick and tile two-storey barn, most recently used for storage and stabling. The gardens extend to approximately 11.5 acres (subject to measured survey).

## Note:

The adjoining field, which extends to 11.8 acres (subject to measured survey) is available as a separate lot (LOT 10) or can be purchased as an option with the main residence for the sum of £100,000.



**Additional Fees and Disbursements will be charged to the buyer - see individual property details at [auctionhouse.co.uk](http://auctionhouse.co.uk) and Special Conditions of Sale for actual figures.**



Lot 10 - Agricultural Land, adj. Reymerston Hall, Reymerston, NR9 4QY

Lot 11 - Woodland, Mile Road, Reymerston, NR9 4QY

**LOTS 10  
& 11**



## LOT 10 - Agricultural Land

\*GUIDE PRICE **£60,000 - £80,000** (plus fees)

\*Description on Auction Information page

The field is immediately north of the main hall, is rectangular in shape and extends to approximately 11.8 acres (subject to measured survey). The field has a long road frontage onto Holl Lane and Mile Road and is bordered by mature hedges and trees.

If sold separately, the purchaser will be responsible for the erection of a stock-proof fence to the northern boundary.

The field was used by Wing Commander Wallis as a landing strip and cropped for hay.



**For further information and legal pack please go to [auctionhouse.co.uk/eastanglia](http://auctionhouse.co.uk/eastanglia)**

**Tenure:** Freehold

**Local Authority:** Breckland District Council. Tel: 01362 695333

**Solicitors:** Hayes & Storr, 18/19 Market Place, Fakenham, Norfolk, NR21 9BH. Tel: 01328 863231. Ref: Nic Sheldrake

**Viewing:** Open days scheduled for **Thursday 27th July 10:30am - 12:00pm**, **Saturday 29th July 10:30am - 12:00pm**, **Friday 4th August 10:30am - 12:00pm**, **Saturday 5th August 10:30am - 12:00pm** and **Wednesday 9th August 10:30am - 12:00pm**

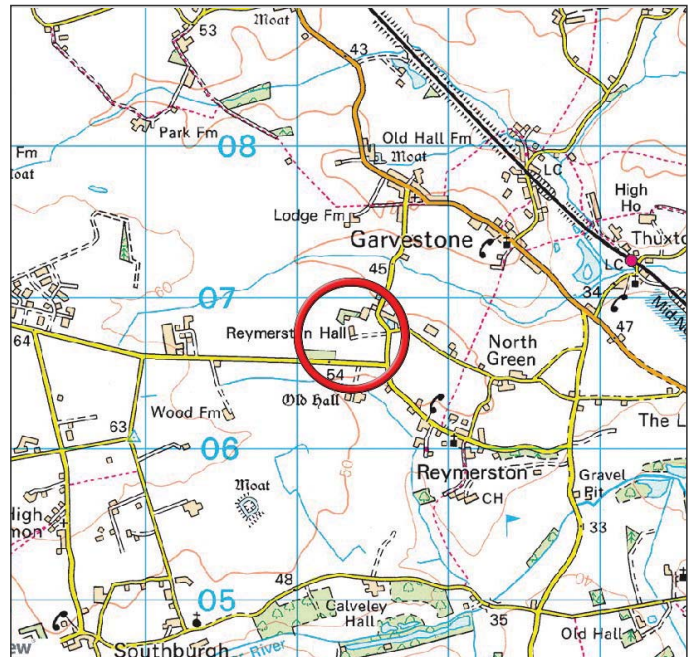
**Additional Fees and Disbursements will be charged to the buyer - see individual property details at [auctionhouse.co.uk](http://auctionhouse.co.uk) and Special Conditions of Sale for actual figures.**

## LOT 11 - Woodland

\*GUIDE PRICE **£25,000 - £35,000** (plus fees)

\*Description on Auction Information page

The woodland is located to the south west of the previous lot (LOT 10) and extends to approximately 3.1 acres (subject to measured survey). It contains numerous mature trees and has a long road frontage onto Mile Road.



### Additional Fees (applicable to each lot):

**Administration Charge:** 0.3% inc VAT of the purchase price, subject to a minimum of £720 (£600 + VAT), payable on exchange of contracts.

**Disbursements:** Please see the Legal Pack for any disbursements that may be payable by the purchaser on completion.