

THE PLEAUNCE

CROMER • NORFOLK



**Knight
Frank**

THE PLEASAUNCE

HARBORD ROAD • OVERSTRAND
CROMER • NORFOLK • NR27 0PN

Beautiful Grade II listed holiday centre
situated on the North Norfolk coast*

Freehold with vacant possession

Large detached late Victorian property

Currently used as a retreat/holiday centre

Can accommodate up to 80 guests

Two bedroom self-contained guest bungalow and staff annexe

Set in approximately 6 acres

Located 100 yards from the cliffs which overlook
the North Norfolk coast



KnightFrank.co.uk

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These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.



Location

The property is located in Overstrand, a small coastal village approximately 2.5 miles to the east of the town of Cromer in North Norfolk. Overstrand is located approximately 12 miles to the east of Holt, 22 miles north of Norwich and 45 miles north east of King's Lynn. The property lies to the north of the High Street and to the south west of the Promenade and cliffs, overlooking the North Sea.

The property is located within 1.5 miles of the A149 (Norwich Road) and 2.5 miles from the A148 (Holt Road). The A149 connects with Norwich in the south and the A148 with Holt, Fakenham and King's Lynn in the south west. Cromer train station is located within 2.5 miles of the property with rail services into Norwich in approximately 45 minutes. The closest airport is Norwich, approximately 20 miles south of the property.

Description

The property comprises a large detached late Victorian building dating from the late nineteenth century with ancillary outbuildings. Originally built as a private house, the property was designed by Sir Edwin Lutyens and has a Grade II* Listing.

The main house is set over three storeys and built around a small internal courtyard. The external elevations are constructed of various materials, mainly of brick but also rendered and tile hung in parts, with wooden sash windows. There are a series of pitched tiled roofs which are in various states of repair. The property also comprises some ornate architectural features including a stone dressed parapet and a large stone clock on the western elevation. An extension to the dining room was built in the 1960's.

In addition to the main house, the property has a number of ancillary outbuildings including a single storey bungalow and annexe, a clock tower and stores, a small chapel building and a covered promenade.

Internally, the ground floor comprises a large drawing room, dining room, lounge, library, office, entrance hall, games room, laundry room, boiler and tank rooms, WC facilities and kitchen with associated stores and preparation rooms. There are guest bedrooms and bathroom facilities over first floor and additional staff living accommodation / apartment over the second floor. There are 12 en suite rooms and associated communal shower and WC facilities for the remaining guest rooms. We are informed that the main building is able to accommodate up to 80 guests.

There is a two bedroom self-contained guest bungalow and staff annexe containing six bedrooms and WC facilities are situated to the east of the main building.

The property is set within approximately 6 acres of grounds to include sunken garden, lawns, woodland and a tennis court.

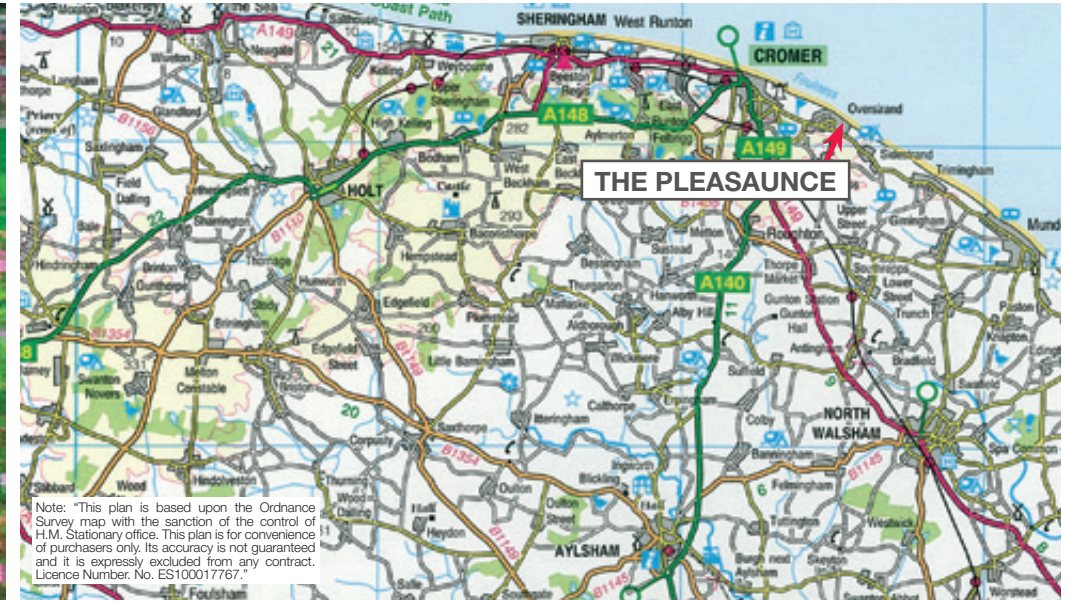
Access

The property is accessed via a private driveway from Harbord Road to the south. This is laid to tarmac and runs parallel to the site's eastern boundary. It leads to a small private car park and connects with Pauls Lane to the north. We understand that both Harbord Road and Paul's lane are adopted roadways. There is a further 'Moroccan' gate located on the south eastern corner of the site which is now redundant and locked as there is no longer a through road.

Legal Title and Tenure

The property is held Freehold and is offered with vacant possession.

All pertinent legal information is available on the dedicated website. The property is sold subject to and/or with the benefit of any rights of way, easements or restrictions, which may exist, whether or not mentioned in these particulars.



Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationary office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. ES100017767."

Planning

Below is a synopsis of the planning environment for the property.

- The property is currently used by the Christian Endeavour Holiday Centre, which provides holiday accommodation, short breaks and conferences facilities which are organised on a Christian basis. The property caters specifically for families, individuals, Church groups, conferences and schools.
- We assume that the current lawful planning use of the property is C2 (Residential Institution) although we have not been provided with any information to confirm this.
- The property is located in an Area of Outstanding Natural Beauty.
- The Pleasuaunce has a Grade II* listing. The gardens are also included in the English Heritage Register of Parks and Gardens at Grade II and designated as 'Historic Park or Garden'.

Planning Authority

North Norwich District Council
Council Offices, Holt Road, Cromer, Norfolk NR27 9EN

Fixtures and fittings

Any items of furniture or other items left in the property will become the responsibility of the purchaser on completion.

Services

Mains water, electricity, gas and drainage are available to the property, although it will be the responsibility of the purchaser to ensure they are available and adequate for any future use of the site.

EPC

The Energy Performance Certificate is available on the dedicated website.

Guide Price/Method of sale

Please refer to the dedicated website for further information.

VAT

We understand that VAT is not payable on the property. All offers should be made exclusive of VAT.

Viewing Arrangements

Should you wish to arrange a viewing, which is strictly by prior appointment only, please contact the Institutional Consultancy team on 020 7861 5433.

Further information

Further information is available to download from www.inst.knightfrank.com/thepleasuaunce including

- Cover Letter

- EPC
- Further photos
- Bid procedure
- Title information
- Floorplans

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.

Particulars dated: October 2014.

Photographs dated: 2012.

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