

Lot 15

Aylsham Lodge Hotel, 149 Norwich Road
Aylsham, Norfolk NR11 6JH

GUIDE PRICE: £1,200,000



EXISTING HOTEL ON APPROX 2.4 ACRE SITE WITH DEVELOPMENT POTENTIAL

This hotel stands on a predominately rectangular site measuring approx 2.4 acres in size. The existing set-up consists of a central building that consists of a restaurant and function room with an additional Manager's flat to the first floor. The rest of the hotel consists of a U-shaped building that consists of 16 self-contained chalets with parking. These consist of 2 x two bedroom chalets, 2 x three bedroom chalets and 12 x 1 bedroom chalets. The site offers excellent potential for residential development and correspondence that is available for inspection at the offices of the Auctioneers sent on behalf of Broadland District Council gives a strong indication that a development scheme would be looked upon favourably. The site is sold with full vacant possession and we understand that VAT is not applicable to this Lot.

The vendor is agreeable for a three month completion in relation to this lot.



LOCATION

Aylsham is an historic market town and civil parish on the River Bure in North Norfolk. The River rises near Aylsham and continues to Great Yarmouth and the North Sea. Good road communications serve the area with access to the A4140, A11, A4 and Norwich Airport. Rail services connect to London Victoria. The site is located on the outskirts of the town in peaceful countryside. The historic city of Norwich with its Norman cathedral and castle is approx 12 miles from the hotel and the North Norfolk coast is within a 20 minute drive. Norwich Road forms part of the B1145 that connects directly to the A140 and runs alongside the town of Aylsham.

ACCOMMODATION

16 chalets rooms, comprising of 2 x two bedroom units, 2 x 3 bedroom units, and 12 x one bedroom unit, further main building consisting of restaurant that houses 100 covers and function room that holds 200 people with additional Manager's quarters above.

TENURE

Freehold.

LOCAL AUTHORITY & TAX RATING

Broadlands District Council: 01603 431133

Adopted Rateable Value: £18,750

VENDORS SOLICITORS

Jon Donnelly

Donnelly & Elliott Ltd

38 Stoke Road, Gosport, Hants PO12 1JG

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VIEWING TIMES

By appointment through the Auctioneers.

STARTING BID

NOTES

FINAL BID

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■