# **Lot 15**

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

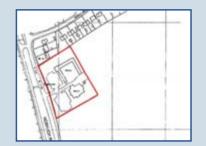
**GUIDE PRICE: £1,200,000** 



# 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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jon@donnelly-elliott.co.uk

## **VIEWING TIMES**

By appointment through the Auctioneers.

**STARTING BID** 

**NOTES** 

**FINAL BID** 

SOLD

UNSOLD

SOLD PRIOR

WITHDRAWN