

THE MALTINGS

Weybourne - North Norfolk



Existing hotel, potential residential development opportunity in highly sought-after location on the north Norfolk coast.



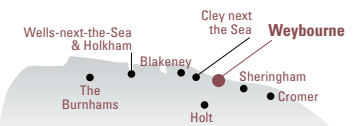
LOCATION

The charming Maltings Hotel is situated in the picturesque village of Weybourne on the A149 coastal road, a 10-minute drive to Holt, Cley and Blakeney. It is also worth noting that Norwich is located 50 minutes away by car, London 3 hours, and the nearest train station a 10-minute drive to Sheringham, 3 hours train to both London Liverpool Street and King's Cross. Airports nearby include; Norwich (50 mins) and Stansted (2 hours) by car.

The Maltings with unspoilt views to the sea, is an ideal centre from which to visit a wealth of local attractions, located on the edge of an extremely desirable village of Weybourne. The historic village of Weybourne is a beautiful quiet village set in an area of outstanding natural beauty, with numerous tourist attractions, including Sheringham Park, Blickling, Felbrigg, Holkham and Houghton Halls, The Thursford Steam Collection, The North Norfolk Railway, Muckleburgh Military Museum, Sandringham House and several first class golf courses.

The world famous RSPB bird reserves of Cley Marshes and Titchwell are close by, as are a variety of woodland, heath and coastal walks.

North Norfolk

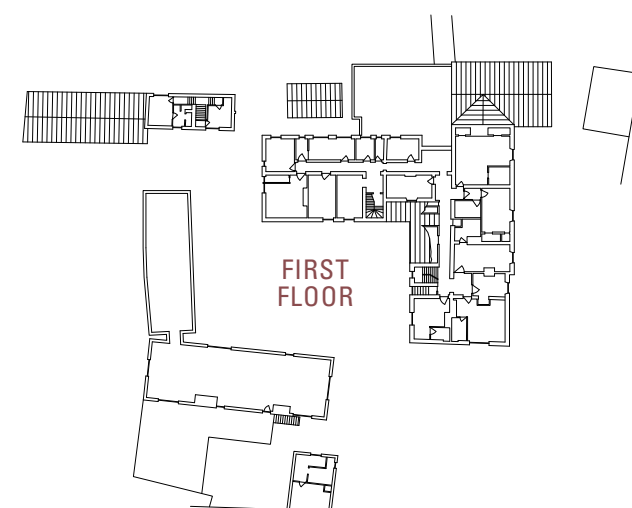




ACCOMMODATION

The Maltings Hotel is an original building of Norfolk flint with parts dating back to the late 16th Century. The property currently offers 16 en-suite bedrooms, a commercial kitchen, 2 dining rooms, Bar, a Bar Foyer and 2 lounges, accommodated in 2 separate buildings with 12 bedrooms in the main house and 4 in the garden annex. The site benefits from a self-contained 2 bed cottage, 3 additional unused out-buildings with superb development potential and a barn which has been converted into the hotel function room.

The property consisting of in excess of 18,000 sq ft of accommodation, has the potential of 30,000 sq ft of accommodation, subject to planning and reconfiguration of the existing premises.





All viewings by prior appointment.

For further information please contact sole agent
Melandra Curley +44 (0)7917 657 749
mcurley@dewittsproperty.com
www.dewittsproperty.com



USE

Potential opportunities to develop, expand the land, property, leisure, business:

- The land to the rear and side has the potential for change of use to build residential dwellings / hotel / B & B accommodation subject to planning
- The building offers a renovation project, with room to expand, develop both in terms of property and other activities
- Recording studio
- Artist studio
- Wedding / Events venue
- Yoga / pilates / meditation retreat
- Glamping / caravan / camping opportunities
- Commercial business opportunities including restaurant / Airbnb / Guest house / Boutique Hotel / attractive to investors due to inheritance tax relief
- Fishing / bird watching holidays

The property benefits from having a C1 hotel and residential use defined with ancillary accommodation and land.