

Old Vicarage  
Little Walsingham, Norfolk



BIDWELLS

Knight  
Frank



# Old Vicarage, Little Walsingham, Norfolk NR22 6DF

Former nursing home for sale freehold on the instructions of 

## Location/Communications

The subject property is located in the county of Norfolk approximately ½ mile from the centre of the village of Little Walsingham. Little Walsingham is situated in a rural location close to the north Norfolk coast and within easy reach of the town of Fakenham. Little Walsingham is perhaps best known as a place of religious pilgrimage which attracts a large number of visitors every year.

The nearest mainline railway station is at Kings Lynn from where it is possible to catch a regular commuter train into London Kings Cross. Kings Lynn is approximately 23 miles to the west. Little Walsingham is approximately 34 miles to the northeast of Norwich, a cathedral city and regional capital.

The nearest trunk road is the A148 which provides a direct link into Kings Lynn and, via the A1065 southwards, to the A11 and the M11. Norwich airport is 29 miles to the south and currently offers an expanding European service.

## For Sale Freehold

The Old Vicarage comprises a late Georgian former rectory with a staff wing, which has been substantially extended and converted to a 29 bed nursing home in 1999. The new build elements are single storey and includes a 10 bed EMI unit. There are 23 single and 3 double bedrooms all with ensuite WC and wash hand basins.

The extension forms an attractive entrance courtyard with a pagoda shaped chapel as its centrepiece. The balance of accommodation comprising assisted bathrooms, public

lounge and day areas, offices, chapel, sluices, kitchen and laundry rooms.

The original period house is of a traditional construction and the front courtyard in particular has been sympathetically designed to blend in with the period setting.

Externally the grounds and gardens extend to 2.5 acres and include a gravelled driveway and parking area and a landscaped garden with mature trees and shrubs.

The operations at the property closed in December 2006. The property now provides the opportunity for continued healthcare use or a range of alternative uses, subject to planning permission and other necessary consents.

## Registration

The property was last registered with CSCI as a 29 bed nursing home for the elderly.

## Floor Areas

The property extends to a total gross internal floor area of 1,375 sq m (14,800 sq ft).

## Planning Status - Alternative Uses & Development Potential

The existing use is C2 (residential institution). The Old Vicarage is Grade II listed, situated in a Conservation Area and in an area designated as countryside and an Area of High Landscape Value in the local plan.

There may be a prospect of extending the existing property subject to obtaining all necessary consents.



Further enquiries in relation to planning may be directed to North Norfolk District Council, Council Offices, Holt Road, Cromer, Norfolk, NR27 9EN. Tel: 01263 513811.

## General Remarks and Stipulations

### Fixtures and fittings

We are advised by our client that all trade fixtures and fittings are owned outright, being free from lease or hire purchase agreement. A list of fixtures and fittings to be included will be provided to all bona fide prospective purchasers.

## Services

Mains water, drainage and electricity. Heating and domestic hot water is provided by means of an oil fired boiler. Mains drainage.

## Tenure and possession

The property is offered for sale freehold with vacant possession on completion.





### Easements, Wayleaves, Rights of Way and Covenants

The property is offered (as appropriate) subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the title documentation, together with rights of way either public or private, all wayleaves, easements and other rights of way and covenants whether these are specifically referred to or not.

### VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property or any part of it, or any right attached to it, becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser.

### Viewing Arrangements

Viewing is strictly by prior appointment only with Knight Frank LLP or Bidwells. Please contact Morgan Cole at Knight Frank. Tel: 020 7173 4926, e mail: [morgan.cole@knightfrank.com](mailto:morgan.cole@knightfrank.com) or Jonathan Wood at Bidwells, Tel: 01603 763939, email: [jmwood@bidwells.co.uk](mailto:jmwood@bidwells.co.uk).

**Further information.** Please visit [www.knightfrankglobal.com/oldvicarage](http://www.knightfrankglobal.com/oldvicarage) to download further information on the property including a PDF file of this brochure, title information and a planning statement.

### Tender Procedure

Timetable for submission of bids.

The date that has been set for the receipt of 'offers' for the property, on the bases set out below, is detailed in the covering letter accompanying this brochure.

(i) Bases of offers:

(a) Option A:

Unconditional Offer - preferred basis for offers  
An unconditional bid for a fixed sum, to be made subject to contract only for the freehold property.

(b) Option B: Alternative Offer

Prospective purchasers may submit an alternative bid in addition to the offer made under Option A above, which may include an element of conditionality or subsequent payments e.g. sales or planning overage.

(ii) Venue: Bids should be delivered by post, fax or by personal delivery to the offices of the vendor's agent Knight Frank LLP as follows: FAO Emma Cleugh, Knight Frank LLP, 52 Brook Street London W1K 5DS. Fax: 020 7173 4902. Please telephone Knight Frank LLP on 020 7173 4926 to confirm receipt of any faxed offer.

(iii) Identification: All bids should be sealed and marked 'sealed bid for Old Vicarage - do not open until 12 noon' in the top left hand corner of the envelope/ fax cover sheet.

(iv) Opening procedure: All bids received in accordance with the conditions above will be opened by the vendor, Knight Frank LLP and Bidwells.

(v) Purchaser's notice: The vendor, in its absolute discretion, does not undertake to accept the highest or any offer received.

(vi) Additional information required: Within the offer letter, bidders are required to provide the following additional information:

(a) Legal advisors: Contact details of the solicitors who will be acting in the purchase, if the bid is acceptable.

(b) Finance: Details of funding arrangements (clarification and confirmation may be sought in certain circumstances) if appropriate.

(c) Authority: Confirmation of the bidder's authority to bid, and (where appropriate) confirmation that any offer made has full board approval. (Copies of the relevant minute may be requested).

(d) Proposed use/scheme details: Purchasers are requested to provide full details of their proposed use for the property.

(vii) Further information:

(a) Where bids are made on a subject to planning basis, the sale contract will incorporate an obligation on the part of the purchaser to prepare a planning application to be submitted in the joint names of the vendor and purchaser within an agreed timescale and thereafter use all reasonable endeavours to obtain approval of such as scheme. A long stop date will need to be agreed and the purchaser would be required to allow the vendor to monitor the preparation, submission and negotiation of the application.

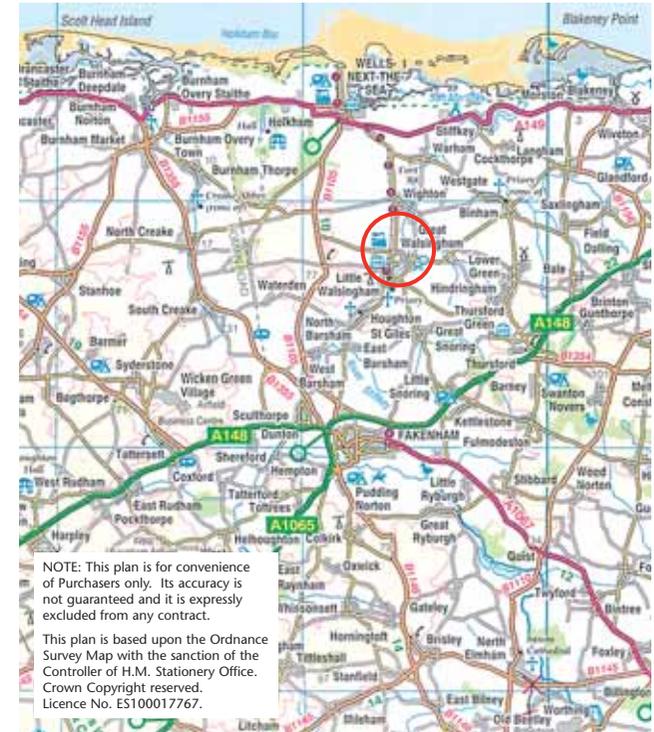
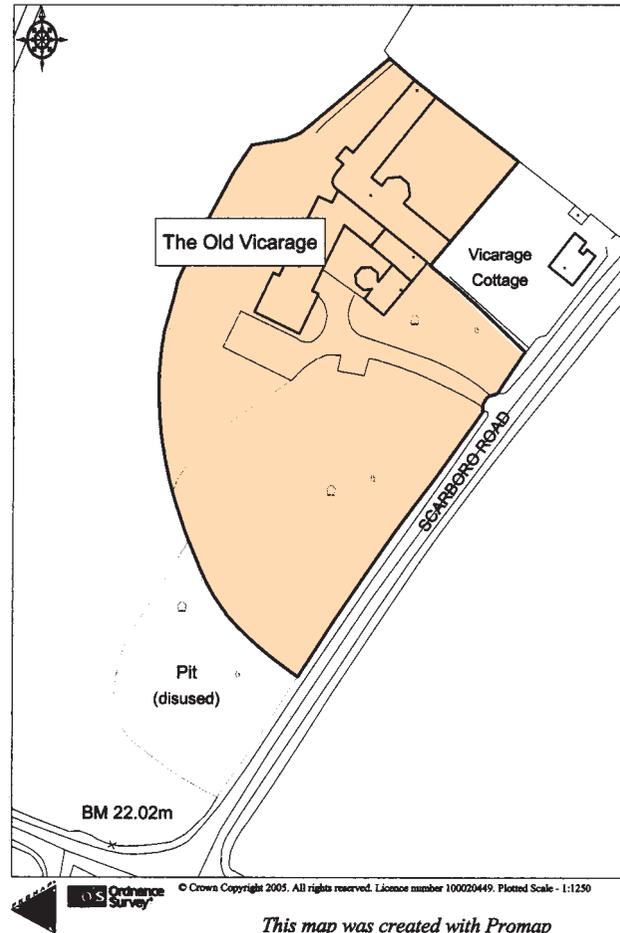
- (b) The vendor will require appropriate security over the site and/or an acceptable bank guarantee/bond to secure any overage/deferred payments.
- (c) All offers must be made on behalf of a named purchaser. We advise that they should be for an uneven figure, in order to avoid identical bids and should be in pounds sterling.
- (d) No escalating bids will be considered and no offer should be made which is calculable by reference to another offer.
- (e) Bidders will be notified on receipt of our client's instructions.

**For further information please contact**

Knight Frank LLP, 52 Brook Street, London W1K 5DS.  
 Tel: 020 7173 4926 - contact Morgan Cole.  
 Fax: 020 7173 4902. institutional@knightfrank.com

Knight Frank LLP, 20 Hanover Square, London W1S 1HZ.  
 Tel 020 7861 1147 - contact Julian Evans - Head of Health Care.  
 julian.evans@knightfrank.com

Bidwells, 16 Upper King Street, Norwich NR3 1HA.  
 Tel: 01603 763939 - contact Jonathan Wood.  
 Fax: 01603 763899.



**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. Photographs dated 19 December 2005. Particulars dated January 2007.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Registered office: 20 Hanover Square, London W1S 1HZ

**01603 763939**  
**www.bidwells.co.uk**  
 16 Upper King Street  
 Norwich NR3 1HA  
 Fax: +44(0)1603 763899

**020 7173 4926**  
**www.knightfrank.com**  
 52 Brook Street  
 London W1K 5DS  
 Fax: +44(0)20 7173 4902

