

Re-development Opportunity

The Maltings, Dereham, Norfolk



BIDWELLS



A unique opportunity to purchase a former Maltings building centrally located with redevelopment prospects.

- The site extends to approximately 0.412 hectares (1.02 acres)
- A 47 – 1.5 miles
- A11 – 13 miles
- Norwich City Centre – 18 miles
- Thetford Forest – 20 miles
- Cambridge – 59 miles

(All distances are approximate)

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**THE MALTINGS, DEREHAM, NORFOLK
FOR SALE BY INFORMAL TENDER**



Description

A unique and exciting opportunity to acquire the former Dereham Maltings building, steeped in history and potential. This site is located close to the town centre, lending itself to fantastic redevelopment prospects. Large complex of nineteenth century maltings, disused and vacant. Initial works have been carried out to the maltings, and permission granted for fuller program of repairs and refurbishment. The existing building is grade II listed with a pillbox that can be seen from afar and was built during the war to guard the goods yard.

Formerly known as F & G Smith Maltings and standing as a Grade II* listed building, built in 1870 and 1894. According to British Listed Buildings this is a very complete and rare example of a surviving medium sized maltings.

The existing Norwich Road access would form a safe and desirable pedestrian / cycle link from the site to the town centre.

Works Completed

Works completed to date consist of demolition of sundry extensions to the Maltings on the west elevation and removal of redundant plant and machinery, removal of all asbestos containing materials, partial re-roofing of the Steep, Malting Floors and Kilns roofs and associated roof repairs, clearance of and repairs to rainwater goods, including lining valley gutters, external brickwork repairs to elevations and infilling of windows and doors with timber covers, including blocking windows and doors to the covers, and blocking windows and doors to the southern elevation.

Location

The Maltings is situated next to the Dereham Mid Norfolk Railway and less than half a mile from the town centre.

Dereham railway is the longest standard-gauge heritage railway in East Anglia and runs through the heart of Norfolk.

Dereham has the advantage of offering free town centre car parking and an array of popular stores and boutique shops. It also offers a range of major supermarkets.

There are highly regarded educational institutions from pre-school through to a sixth form college.

Dereham is situated in the heart of Norfolk and offers perfect access to locales such as Thetford Forest Park, Wymondham with Wymondham Abbey, and the popular Broads National Park.

Comparable Conversion

A previous Maltings building situated off Neatherd Road, Dereham and situated across from this building was successfully restored and renovated in 2006. This continues to be a popular residential building offering 1, 2- and 3-bedroom apartments.

Anti-Money Laundering

Prospective purchasers will be asked to produce identification of the intended Purchaser and other documentation in order to support any offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation.

Property Highlights

- Development opportunity
- Former Maltings building built 1870 & 1894
- Easy reach of A47 for commuters
- Situated walking distance from the market town

Method of Sale

The property is for sale by Informal Tender with price on application.

Drawings

Further information and drawings are available on request.

Tenure & Possession

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

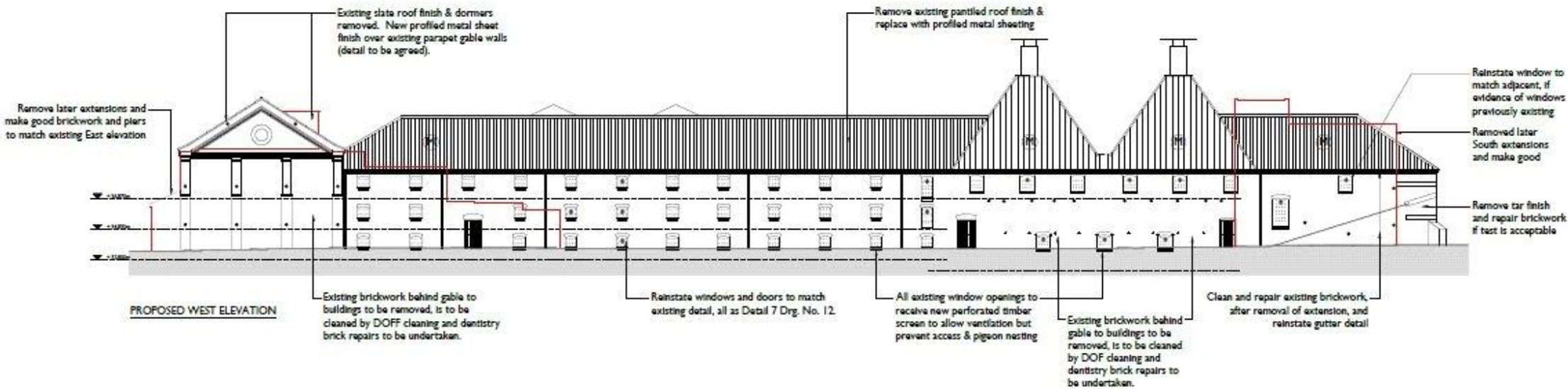
Health & Safety

In the interest of Health and Safety, please ensure that you take due care when inspecting any property.

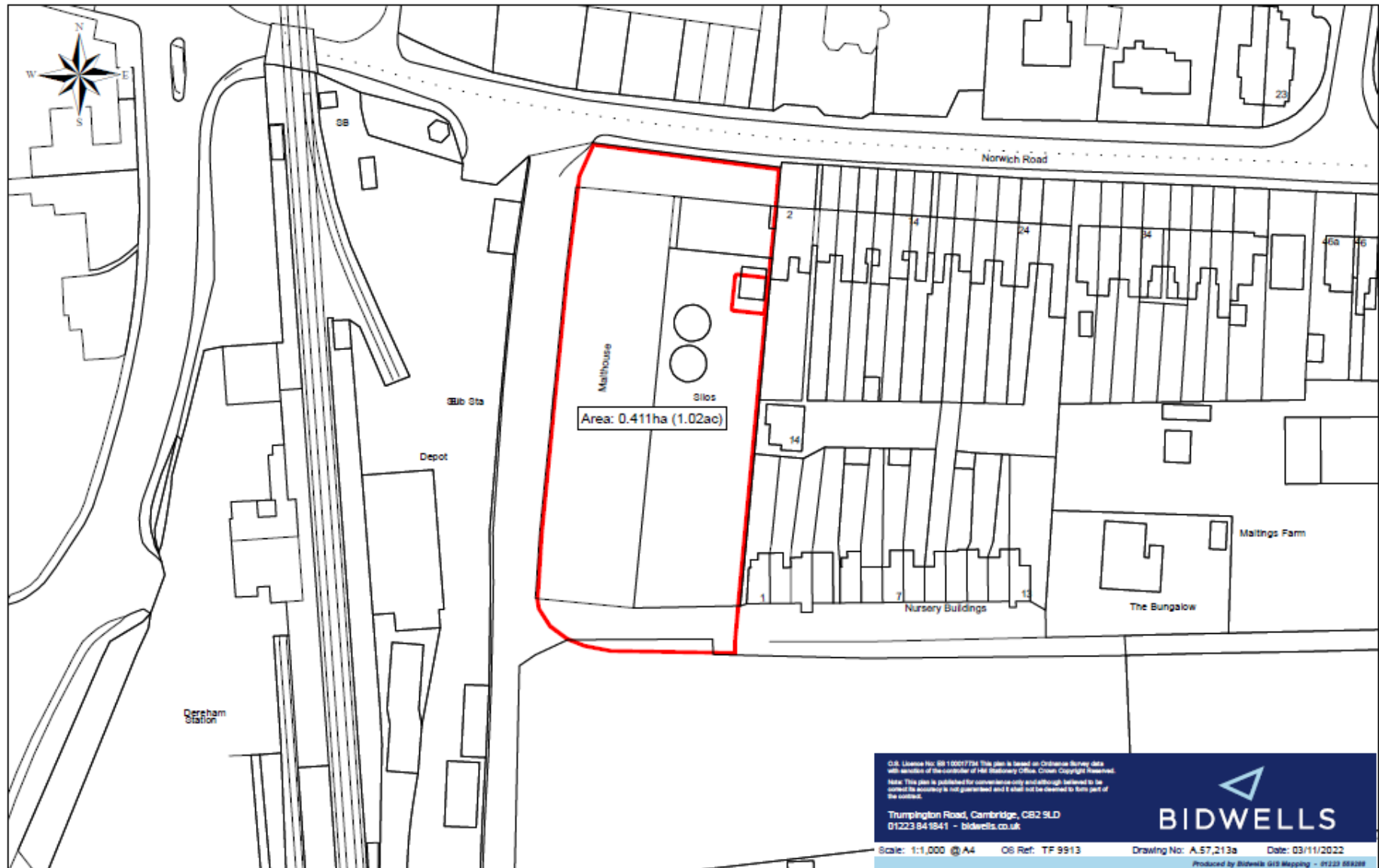




Elevation Plan



Sale Plan



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Scale: 1:1,000 @ A4 OS Ref: TF 9913 Drawing No: A.57,213a Date: 03/11/2022
Produced by Bidwells GIS Mapping - 01223 858200

Tenure

The freehold of the site is offered for sale with vacant possession on completion.

Viewings

Viewing is by appointment only. Interested parties should make contact with the selling agents to arranging to visit the site.

Parties should take due care for their own personal safety when inspecting the site.

VAT

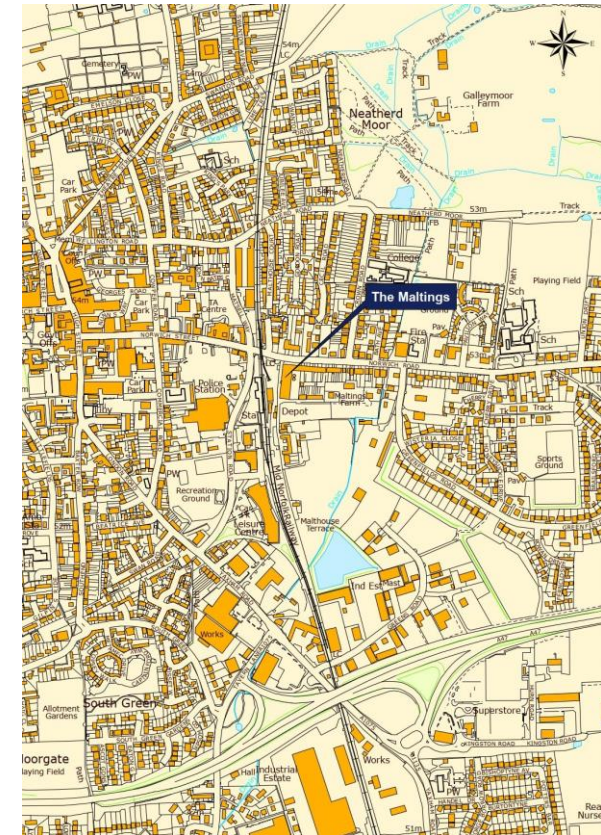
The site is elected for tax and VAT will be charged on the purchase price.

Photographs

The photographs in these particulars were taken in September 2022.

Fixtures, Fittings and Equipment

Any fixtures, fittings or equipment shown are not necessarily included in the sale.



Agents Note

For clarification Bidwells LLP wish to inform prospective Purchaser(s) that we have prepared these sales particulars as a general guide. These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact.

Bidwells LLP has no authority to make or give in writing or verbally any representation or warranties in relation to the Property. The plans and acreages use gross acreages taken from the Ordnance Survey sheets and are not suitable for the preparation of Basic Payment Scheme forms.

Measurements of areas and distance are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the Property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities.

Purchaser(s) shall be deemed to have full knowledge of the state and condition as to the ownership of any tree, boundary or any part of the Property. Purchaser(s) must satisfy themselves by inspection or otherwise. In the interests of Health & Safety, please ensure that you take due care when inspecting the Property which, for the avoidance of doubt, must be by prior appointment and accompanied by the selling agent or representatives of the Seller.

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