

# The Ship Inn

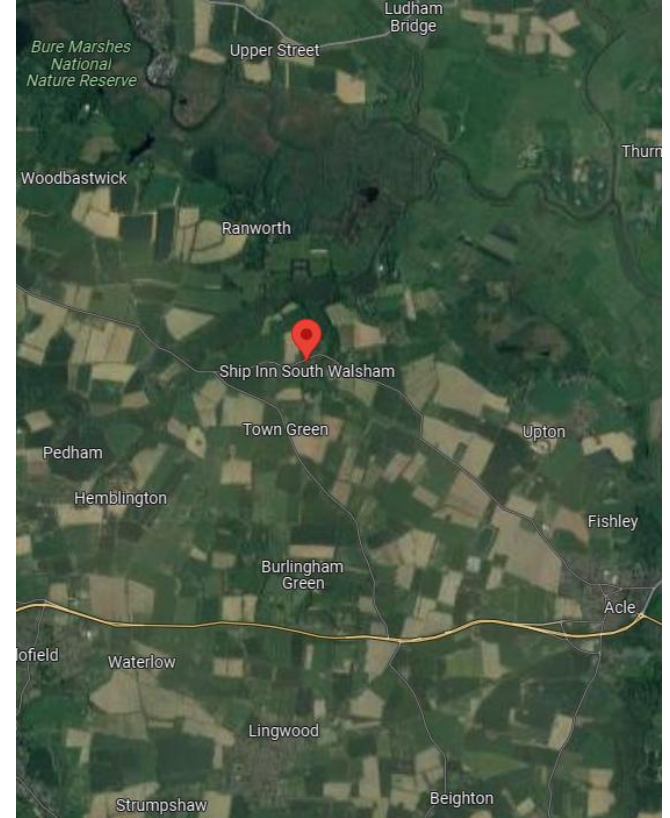
18 The Street, South Walsham, Norfolk, NR13 6DQ

**FREEHOLD / Offers in Excess of £350,000 PLUS VAT  
RESIDENTIAL DEVELOPMENT OPPORTUNITY**



# Site Location

## SITE LOCATION



BOUNDARIES APPROXIMATE – PLEASE SEE TITLE DETAILS FOR EXTENT OF OWNERSHIP

# The Property

## THE PROPERTY

### Opportunity

A two storey detached character building for sale freehold. Situated in the desirable, north Norfolk village of South Walsham, this property is located close to the Norfolk Broads and Norfolk coastline. It is available freehold with the benefit of planning permission to convert the building into a unique 4 bedroom family home.

### Location

Situated on a rectangular plot measuring approximately 0.3 acres, the property is set back from the roadside in an elevated position. It is brick built (painted) under a red pantile roof. Located on the southern side of The Street in South Walsham, this large village is approximately 3 miles north west of Acle. The village has good links to the A47 which runs between Norwich (9 miles) and Great Yarmouth (12 miles).

### Arrangement

The property measures approximately 282sqm / 3034sqft (GIA floor area) excluding the cellar. Internally, the existing trade spaces are laid out to the front of the building with former commercial kitchen with a prep and wash-up area to the rear. The former manager's accommodation at first floor comprises a double bedroom, lounge and bathroom with further rooms within the attic space, created through a previous loft conversion.

Externally, a vehicular access to the plot runs to the right-hand side of the building leading to a parking area at the rear. The grounds further feature a tiered garden, patio area and useful outbuildings.

The property was granted planning permission for its change of use, permitting the conversion of the property into a single dwelling. Therefore, a prospective purchaser would be free to use the property for either existing commercial use, or for residential use.



## PLANNING

### Residential Development

South Norfolk and Broadland District Council granted planning permission for a development described as "Change of use from Public House to a single residential dwelling, addition of a dormer, new rooflight, new opening to facilitate the conversion incl, demolition of existing garage" on 7<sup>th</sup> November 2025.

The Council's reference number is 2025/2070.

The planning permission unlocks the transformation of the property into a 4 bedroom detached house, through its conversion and sympathetic reconfiguration.

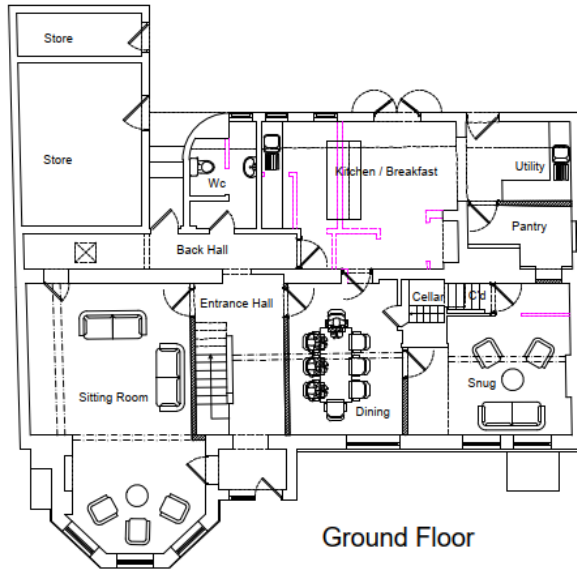
Internally, a new staircase has been inserted at ground floor, complemented by new partitions and the removal of others to form a separate living room, a kitchen/breakfast room with adjoining pantry and utility room, and dining room. An additional versatile room offers possibilities for a snug, playroom or study space. The existing outbuildings provide adequate and secure storage.

At first floor, the plans show three well proportioned bedrooms (one ensuite) alongside a family bathroom, with a fourth master bedroom accommodated within the loft conversion.

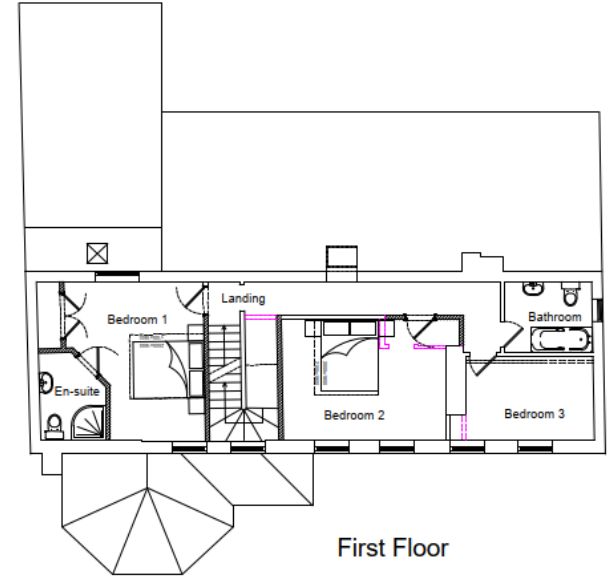
Within the grounds, it is proposed that the existing single garage be removed with the majority of the site becoming a private rear garden.

The approved development attracts a community infrastructure levy payment (CIL) of £13,965.

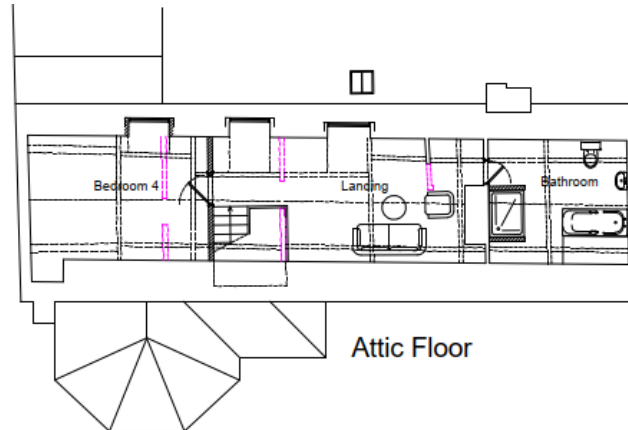
The purchaser would be entitled to implement the approved scheme or adapt it in line with their own vision.



Ground Floor



First Floor



Attic Floor

# Sales Information

## SALES INFORMATION

### Public House Information

#### **Licensing**

Licensed to supply alcohol from 11.00 – 00.00 Monday – Sunday.

#### **Rates**

The property is situated in an area administered by Broadland District Council. The 2023 Rateable Value has been assessed at £16,500. From 1 April 2026, the RV is assessed at £22,000. The ancillary accommodation falls within council tax band B.

#### **Trade**

The property is currently closed and is sold as seen, with vacant possession. As a result, no trade is warranted or sold.

#### **EPC**

This property's current energy rating is D and is registered on the Commercial EPC register.

### Residential Use Information

Planning permission has been granted for the change of use of the property into a single dwelling, however its current use remains as Sui Generis Public House until this permission is implemented.

Should the purchaser wish to implement the planning approval, they will be responsible for discharging all of the relevant planning conditions as listed on the decision notice and will also be liable for paying the Community Infrastructure Levy.

#### **Other Information**

The property is not statutory listed and is not located within a conservation area. The property has been designated an Asset of Community Value.

#### **VAT**

VAT will be applicable at the standard rate for commercial properties if sold for commercial use.

Should the purchaser wish to implement the planning permission and convert the property into residential use, a VAT141D Form can be completed in order to disapply the VAT.

#### **Legals**

Each party is to be responsible for their own costs incurred in this transaction.

- The Purchaser will be required to pay an abortive legal fee deposit of £5,000 (to be held by the Seller's solicitor) prior to the release of the legal package.
- The Purchaser will have 15 working days from the date the legal package is released from the Seller's solicitor to the Purchaser's solicitor to exchange contracts. If the Purchaser exchanges contracts within such period, the abortive fee deposit will be credited against the purchase price. If the Purchaser withdraws from the transaction or contracts are not exchanged within such period the abortive legal fee will be forfeited.
- The seller will not be providing CPSE's as they have never occupied or traded from the property, they will however endeavour to assist with any reasonable queries to the best of their knowledge. The seller will undertake to provide timely responses to the purchaser's enquiries and comments to facilitate their ability to exchange contracts within the required time.
- The deposit will be refunded if the Seller is unable show good title (that cannot be rectified with indemnity insurance) or withdraws from negotiations within the required time (save where due to the Seller revising the agreed terms). If exchange shall not occur within the required time, the Seller shall be free to withdraw from the transaction and retain the abortive legal fee deposit.
- Upon exchange of contracts the Purchaser will pay a further deposit of 10% of the total purchase price.
- Completion to be 15 working days thereafter.

#### **Viewings**

Strictly by appointment and accompanied by the vendor's agents.

#### **Information Pack**

An information pack with additional information, which includes all documents relevant to the planning approval, is available upon request.

# Your Perfect Property Partner

We believe in the old-fashioned method of conversation. Please contact us to discuss your interest in this property.

Contact our dedicated team today to enquire around our range of property services.

---

#### Important notice

Caldecotte Group themselves and for the vendors or lessors of this property whose agents they are, give notice that:

1. The particulars are produced in good faith set out as a general guide only and do not constitute any part of the contract. 2. No person in the employment of caldecotte group has any authority to make or given any representation or warranty whatsoever in relation to this property. 3. All ordnance survey maps are reproduced with the sanction of the controller of h m stationery office crown copyright reserved and aerial photographs are courtesy of google or microsoft bing maps. 4. The photographs appearing in these particulars show only certain parts and aspects of the property. Certain aspects may have changed since the photographs were taken and it should not be assumed the property remains exactly as shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is a reference to the fact that alterations have been carried out or that a particular use is made of any part of the property, it is not intended to be a statement that any necessary planning consent or building regulations or other consents have been obtained. These matters must be verified by any intending purchaser. 7. The property being open to inspection, the purchaser shall be deemed to have full knowledge of the state and condition thereof and as to the ownership of any tree, boundary or any part of the property. Should any dispute arise between the vendors and the purchaser upon any point whatsoever, not involving a question of law, arising out of these general remarks, the plan or particulars of sale, the matter in dispute shall not annul the sale but shall be referred to the arbitration of the vendors agents whose decision is final and binding on all parties to the dispute and in any such arbitration, the vendors agents shall decide how the cost of such reference shall be borne.