

Embargoed until Friday 7 September

Opportunity without equal in Norfolk's Chelsea-on-Sea

An exceptional development and investment opportunity very close to Burnham Market – Norfolk's Chelsea-on-Sea – has come to the market with a guide price in excess of £2.5 million and is expected to attract international interest.

Burnham Market is one of East Anglia's most coveted villages. Popular with the wealthy London set, this delightful Georgian village with its stylish shops and award winning restaurants enjoys a reputation for sophisticated exclusivity.

"Properties such as Sussex Barn and the White House are not so much rare as without equal, in terms of location and potential," says agent Jim Major, of property and business consultants Brown & Co. "Tucked away in a quiet location within a mile or two of the glorious North Norfolk coastline – with its stunning beaches, wide open spaces and renowned restaurants and hotels – this site offers an array of options to potential purchasers."

Situated between Burnham Market and Brancaster, the site is being offered for sale by Brown & Co's King's Lynn office (01553 770771) in two Lots or as a whole.

Nestling on the edge of an extensive wood, Lots 1 is the White House, a substantial Georgian house in need of renovation and sitting in 1.72 acres. The turreted house has an additional wing comprising a trio of cottages.

Lot 2 includes Sussex Barn, a 3700 sq ft traditional barn converted to provide a stylish and popular venue for weddings, conferences, exhibitions and exclusive parties*. It also includes significant ranges of barn accommodation offering unparalleled possibilities for the investor or developer with an eye for the future.

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The adjoining farmland is particularly well known for hosting equestrian events, not least the Burnham Market International Horse Trials, a fixture in the national calendar that attracts the top names in three-day eventing*.

A superb development and investment opportunity, Jim Major believes Sussex Barn and the White House will generate local, national and international interest from developers as well as private buyers. With the appropriate planning consent, the site offers a host of development opportunities and could, for instance, be converted in to an exclusive country house hotel with leisure and sporting facilities, or conversely in to one or more substantial and highly desirable private residences. Alternatively there is a well-established, successful business operation in place for the right buyer to take on and develop.

“When agents write or speak of ‘unique’ opportunities in the market, there is a tendency for some readers or listeners to switch off,” says Jim Major. “However this time, they would do so at the risk of genuinely missing a gem. You have to see this property to fully appreciate its potential but aspiring purchasers should beware – they may not want to leave without buying!”

***Arrangements are such that the horse trials can continue and all existing Sussex Barn bookings will be honoured.**

ENDS

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Notes to editors

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