



HIGHLANDS, SANDY HILL LANE, WEYBOURNE

Unique & Private Eleven Acre Upland Site with Substantial Existing Detached Dwelling & Outbuildings with Planning Permission for Reimagined Four Bedroom Home.



HIGHLANDS

Boasting what is without doubt one of the most impressive coastal views in North Norfolk, Highlands occupies a unique and private eleven acre (STMS) upland site at one of the highest points in the county at Weybourne

Originally known as Cherry Trees Farm and renamed as 'Highlands' the house and grounds were acquired off-market by the current owner from a former UK Prime Minister, who had the house built on the site and used it as a much-loved second home.

The dwelling comprises a sprawling chalet-style dwelling with five en-suite bedrooms, outbuildings including garaging, workshops and gardeners shed / former police pod.

Having recently retired, the current owner plans to spend more time abroad and therefore his original ambition for Highlands to be his new main home have changed.

EXISTING LAYOUT

Ground Floor:

- Impressive Sitting Room with full height glazing
- Kitchen / Diner with coastal views
- Principal Bedroom with en-suite & dressing room
- Three further en-suite bedrooms
- Home Office
- Utility Room
- Guest Cloakroom

First Floor:

- Bedroom with en-suite
- Exercise Area
- Eaves Storage Room.





EXISTING PLANS & WORKS UNDERTAKEN

The current owner has undertaken a considerable amount of investigative work as part of the ongoing considerations of the future of the house at Highlands. This included a full planning Pre-Application in 2021 for a single-storey, energy efficient replacement 4-bed dwelling prepared by an award winning architect (Ref: IS2/21/0894).

In May 2024, the owner also successfully secured full planning consent from North Norfolk District Council (Ref: PF/24/0994) for a reimagined, 4 bedroom, two-storey dwelling based on the existing house foundations. This fully-modernised property will also incorporate solar energy, air source heat pumps and EV charging within a new multi-vehicle garage.

Therefore, both the creation of a whole new dwelling or the reimagining of the existing structure remain viable options.

Internal works were undertaken to remove redundant carpets, fittings and fixtures and although vacant, the site continues to be fully maintained and monitored.



THE GROUNDS

Approached via a secure private driveway, Highlands has been designed to offer both privacy and security to its occupants.

The beautiful grounds extend to over eleven acres and have been lovingly cared for over the past twenty years by the same gardener, who now works on a contract basis for the current owner. There are extensive lawned areas, trees and outbuildings to the rear and sides of the main house. The land falls away towards the coast offering beautiful walking paths and mature woodland to explore.

Highlands' location on the Cromer-Holt ridge is particularly special due to its elevated position and being sited adjacent to a number of important landscape designations, including the North Norfolk Area of Outstanding Natural Beauty (AONB), Sheringham Park and neighbouring Undeveloped Coast.

The North Norfolk heritage steam railway, the Poppy Line, passes nearby and the puffing of steam and occasional whistle can be heard through the air.

Of course, the most breathtaking aspect of the land associated with Highlands is the all-encompassing, uninterrupted views out to the North Norfolk coastline, from the front of the house and almost everywhere in the gardens. It is without doubt one of the best and most unique views in North Norfolk.



VIDEO

Please scan the QR code below for a short video of Highlands and the grounds.



OTHER INFORMATION

Tenure: Freehold

All Services Remain Intact Including:

Dual Supply Mains Electricity

Mains Water

Separate Private Water Source (Currently Capped)

Septic Tank

Heating: Oil Fired Central Heating

EPC: Rated D

Council Tax: Band H – North Norfolk District Council

Viewings Strictly by Arrangement with Big Skies Estates



DETAILS OF PLANNING APPLICATIONS

To view full details of the planning applications lodged by the current owner, please visit the North Norfolk District Planning Portal.

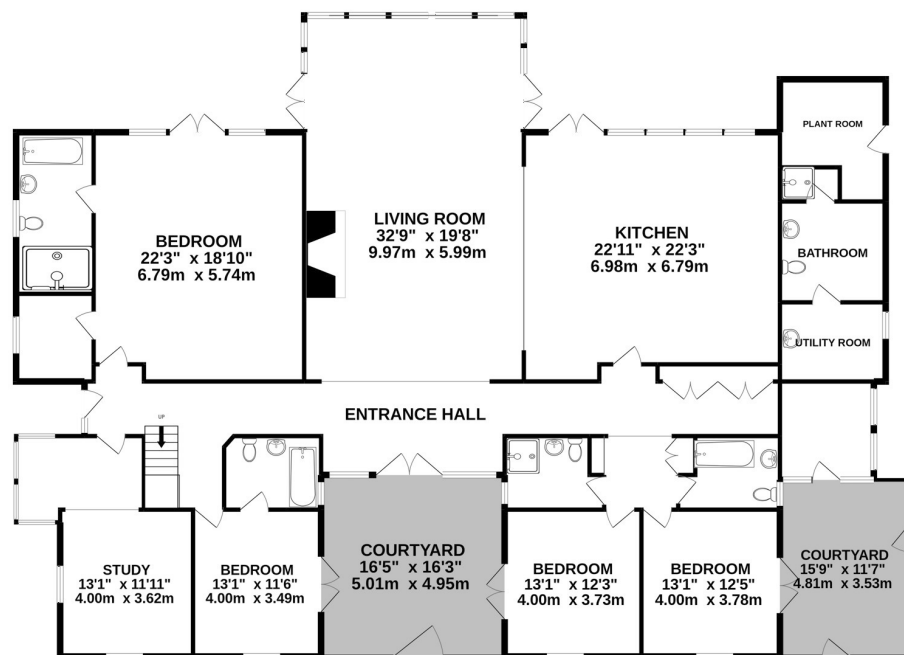
The original Pre Application made in March 2021 can be found with the reference IS2/21/0894

The approved Full Planning Application from May 2024 can be found with the reference PF/24/0994

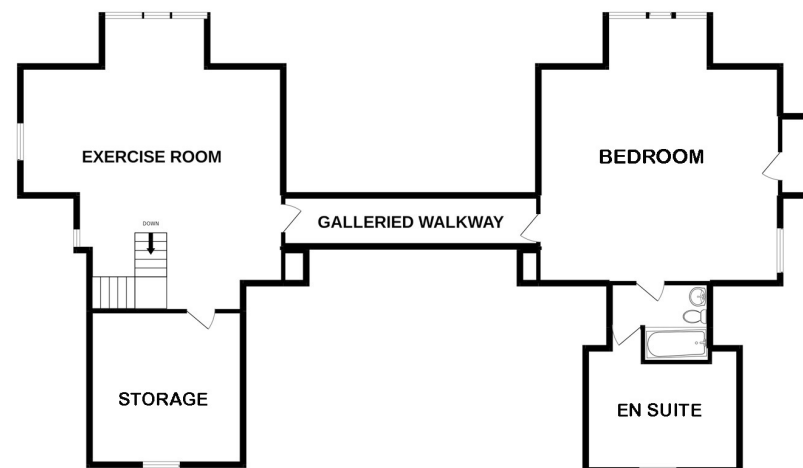
Architects drawings can be made available on request.



GROUND FLOOR
3446 sq.ft. (320.2 sq.m.) approx.



1ST FLOOR
1481 sq.ft. (137.6 sq.m.) approx.



HIGHLANDS, WEYBOURNE

TOTAL FLOOR AREA : 4927 sq.ft. (457.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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3 CHURCH STREET, HOLT, NR25 6BB TEL: 01263 586 686

EMAIL: ENQUIRIES@BIGSKIESESTATES.CO.UK WWW.BIGSKIESESTATES.CO.UK

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	68 D
39-54	E		
21-38	F		
1-20	G		