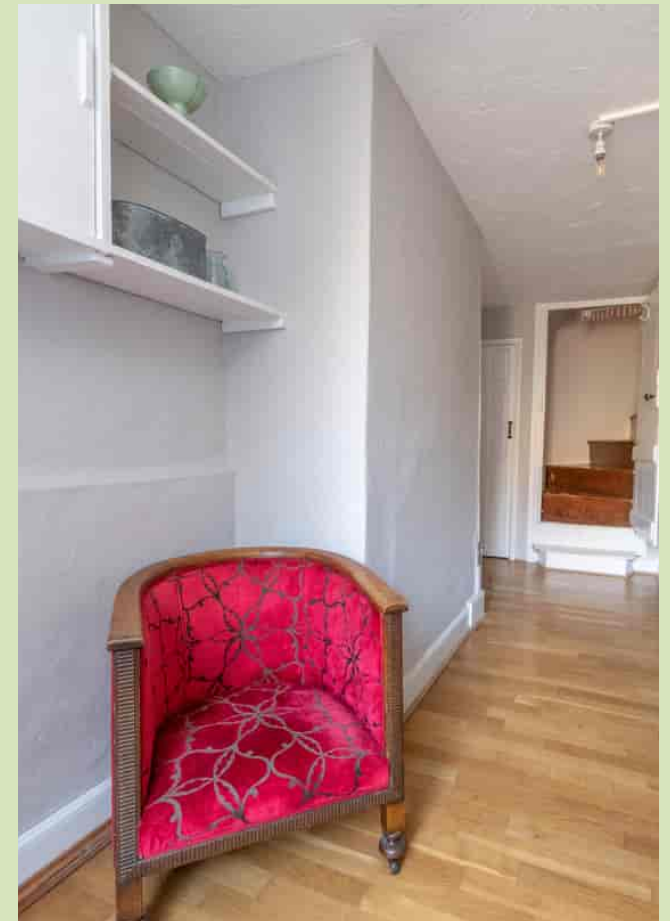




Midships, Wells-next-the-Sea  
Guide Price £500,000

**BELTON DUFFEY**





## **MIDSHIPS, 12 NEWGATE LANE, WELLS-NEXT-THE-SEA, NORFOLK,NR23 1DT**

Rare opportunity to acquire a 3-storey residential property with 75' garden, parking and self-contained retail premises on the town's main shopping street. No chain.

### **DESCRIPTION**

This is a rare and exciting opportunity to purchase part of a Grade II Listed building right in the heart of Wells-next-the-Sea comprising a residential property with attached self-contained commercial premises on the town's main shopping street, Staithe Street.

Midships is a 3 storey cottage with accommodation briefly comprising a spacious entrance hall with scope for utility use, galleried first floor landing, kitchen/diner, bathroom and double bedroom with a second floor sitting room and attic. Outside, there is a west facing garden some 75' long, accessed off Newgate Lane, which also provides parking. Planning Permission has also been obtained from North Norfolk District Council (under reference PF/25/0182) for a two-storey extension creating spacious ground floor kitchen/dining/living space, utility and WC, with 2 bedrooms and 2 bathrooms to the first floor, and a second floor sitting room with patio doors opening onto a west facing roof terrace.

The retail premises, 31 Staithe Street, provides an income producing investment opportunity or the chance to operate a retail business from home. The properties are being offered for sale with vacant possession and with no onward chain.

### **SITUATION**

Wells-next-the-Sea has been a fishing and commercial port for nearly 600 years which still supports a thriving fishing fleet bringing in crabs, lobsters, mussels and whelks sold locally on the quayside and in nearby restaurants. With a growing number of leisure craft moorings, a lively, sociable sailing club, harbour and sea fishing trips, the town caters for every type of water activity including "gillying" -crabbing on the quayside. Situated a mile from the Quay, the stunning extensive sandy beach is ranked as one of the top 10 in the country by Telegraph Travel. Against a backdrop of Corsican pinewoods, the beach is home to the much publicised, iconic colourful beach huts, available to buy or rent daily.

From the top of town down to the Quay, Staithe Street provides visitors and locals with a wide variety of shops, cafes, galleries and food stores. For entertainment, the newly opened Wells Maltings offers live entertainment and exhibitions, whilst alongside the Quay, are all the usual popular traditional seaside attractions. After 3 years of restoration, the Quay also sees the welcome return of The Albatros (a former Dutch cargo ship) which is permanently moored and will reopen soon offering its own unique forms of hospitality. Locals agree with The Times in March 2021 who voted Wells as one of the best places to live. Alongside coastal scenery, wildlife and water sports, the town has a primary and secondary school – both rated Good by Ofsted - as well as a library, doctor's surgery and hospital providing a range of accessible and integrated health and well being services.

### **MIDSHIPS, 12 NEWGATE LANE**

3 storey residential accommodation comprising:







## **ENTRANCE HALL/UTILITY**

4.91m x 1.68m (16' 1" x 5' 6")

A partly glazed timber door leads from the garden into the entrance hall with a boarded up fireplace, wall cupboard housing electric meters, scope to create utility facilities, oak laminate flooring. Shelved corner cupboard and a further storage cupboard, latch door opening onto the staircase to the first floor.

## **FIRST FLOOR LANDING**

2.72m x 1.98m (8' 11" x 6' 6")

Pine floorboards, exposed wall beams, fitted shelves, electric radiator and shelved airing cupboard housing the hot water cylinder.

## **KITCHEN/DINER**

3.84m x 1.83m (12' 7" x 6' 0")

A range of pale blue base and wall units with laminate worktops incorporating a resin sink unit with mixer tap, tiled splashbacks. Breakfast bar with space under for stools, electric hob with extractor over, integrated oven, space and plumbing for a washing machine or dishwasher, fridge freezer space. Pine floorboards, exposed wall beams and a window to the west overlooking the garden.

## **BEDROOM**

4.50m x 4.14m (14' 9" x 13' 7")

Good sized bedroom with feature fireplace (not in use) with pamment tiled hearth and pine surround, electric radiator and opening to walk-in wardrobe area. Sash window overlooking Staithe Street and period glazed door leading to steep staircase to attic.

## **BATHROOM**

3.80m x 1.46m (12' 6" x 4' 9") at widest points.

Suite comprising a panelled bath with electric shower over and glass shower screen, pedestal wash basin and WC. Pine floorboards, chrome towel radiator and an obscured glass window to the west.

## **SECOND FLOOR SITTING ROOM**

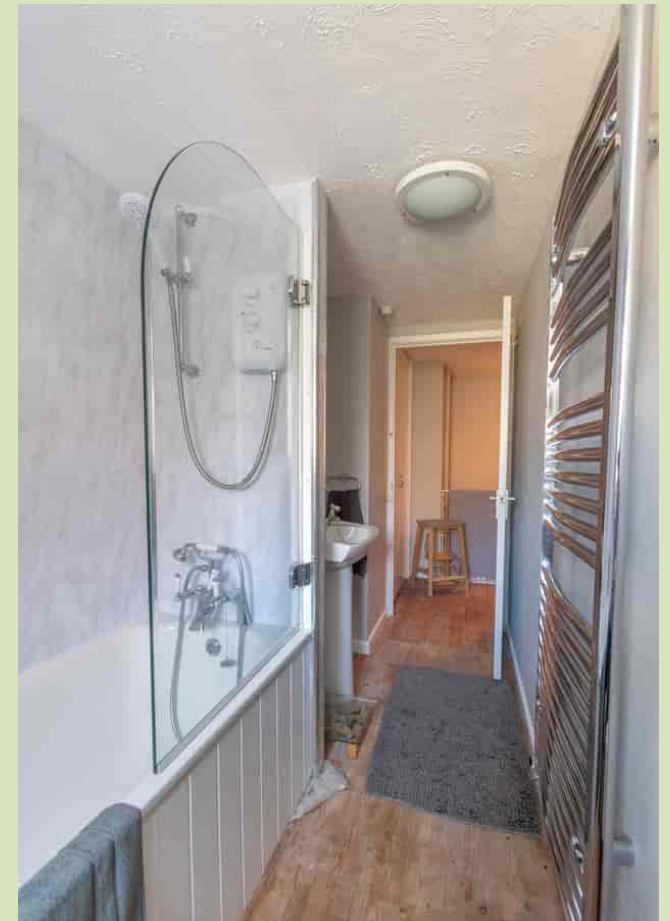
4.94m x 4.50m (16' 2" x 14' 9")

Accessed via a staircase from the first floor landing with an electric radiator, Velux window to the west and dormer window overlooking Staithe Street.

## **ATTIC**

5.89m x 1.67m (19' 4" x 5' 6")

With restricted head height. Roof light window.





## **OUTSIDE**

Midships is approached off Newgate Lane onto a gravelled driveway providing parking for up to 2 vehicles in tandem. A brick and paved walkway leads to the west facing garden where there is a garden shed, shrub borders and an ornamental pond. A metal gate opens onto concrete hardstanding to the rear of the property where 2 doors provide separate access to the cottage and shop.

## **SHOP AT 31 STAITHE STREET**

Commercial premises comprising:

### **RETAIL SPACE**

4.92m x 4.31m (16' 2" x 14' 2")

A partly glazed timber entrance door with extensive display windows to the sides leads off Staithe Street into the retail space. Fitted display shelves, feature exposed brick wall, electric radiator and an opening to:

### **INNER LOBBY**

2.45m x 1.53m (8' 0" x 5' 0")

Providing useful storage with an opening to:

### **KITCHEN**

1.56m x 1.00m (5' 1" x 3' 3")

Base unit incorporating a stainless steel sink unit, opening to:

### **WC**

1.56m x 1.15m (5' 1" x 3' 9")

WC and a door leading outside to the rear of the property.

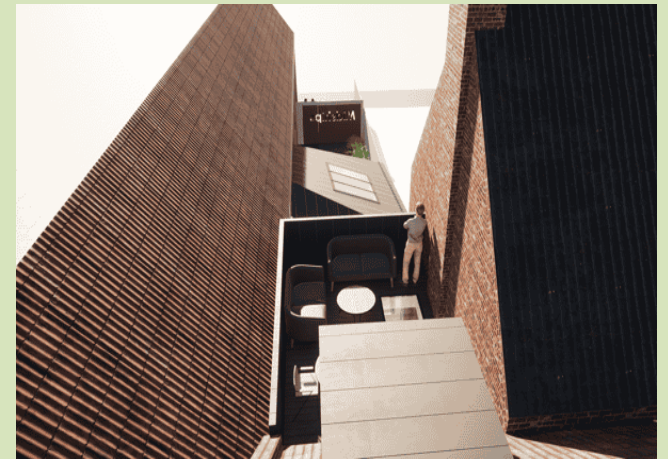
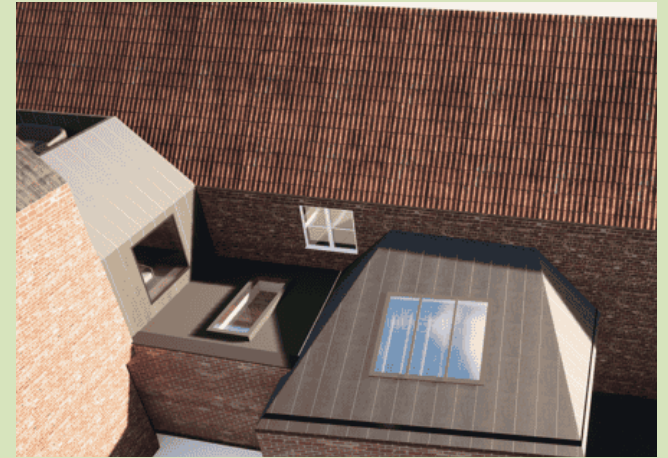
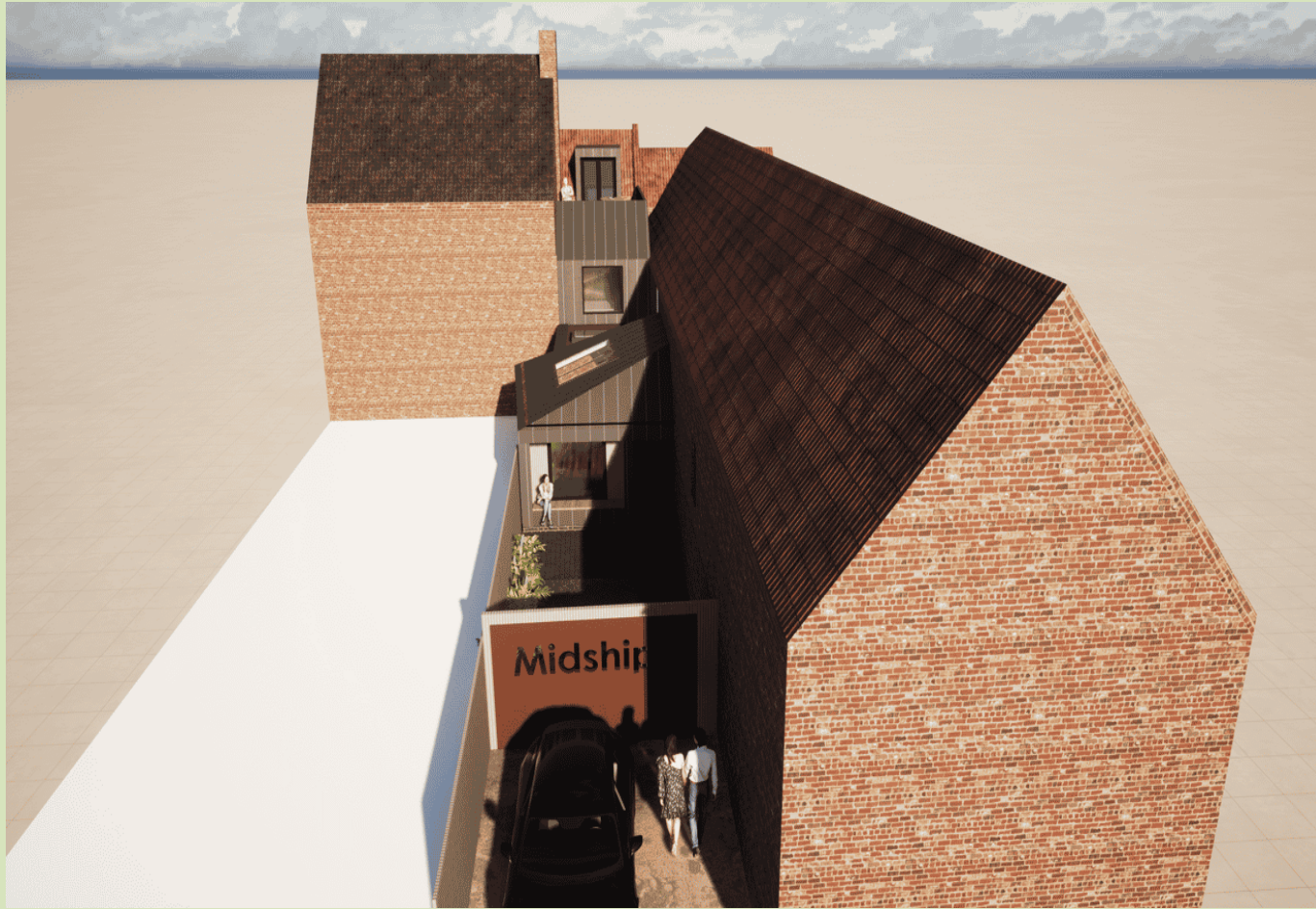
## **DIRECTIONS**

From the Belton Duffey Wells-next-the-Sea office, head north down Staithe Street towards the Quay where you will see the shop 100 yards further down on the left-hand side. Access to Midships is off Newgate Lane which runs parallel to Staithe Street to the west.

## **OTHER INFORMATION**

Midships - mains water, mains drainage and mains electricity. Electric radiator heating. EPC Rating Band G. North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band A.

31 Staithe Street - mains water, mains drainage and mains electricity. Electric radiator heating. EPC Rating Band D. Registered for Business Rates (rateable value of £6,600 from 01/04/23).





## **TENURE**

This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.

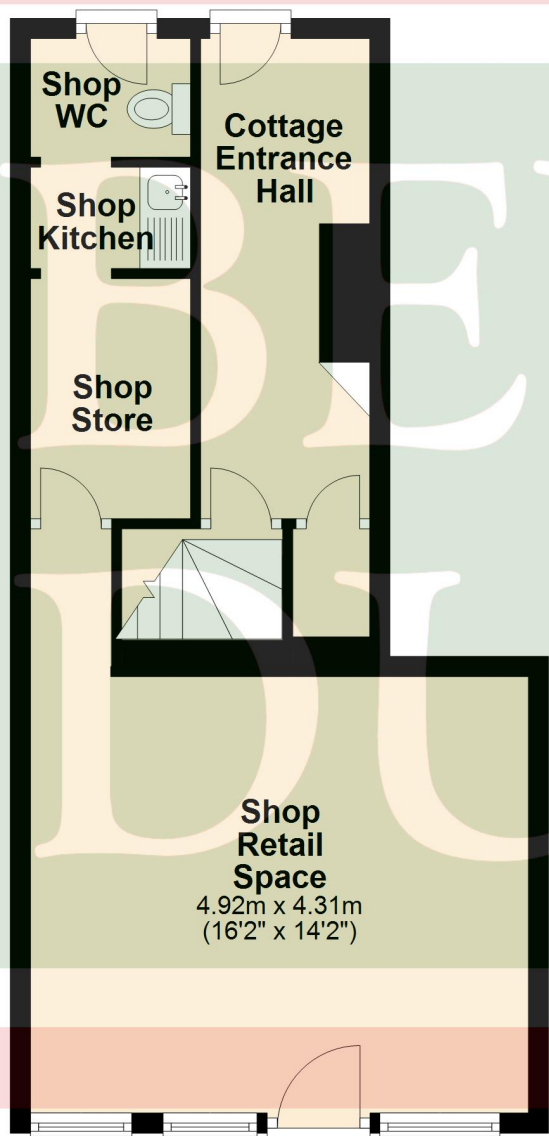






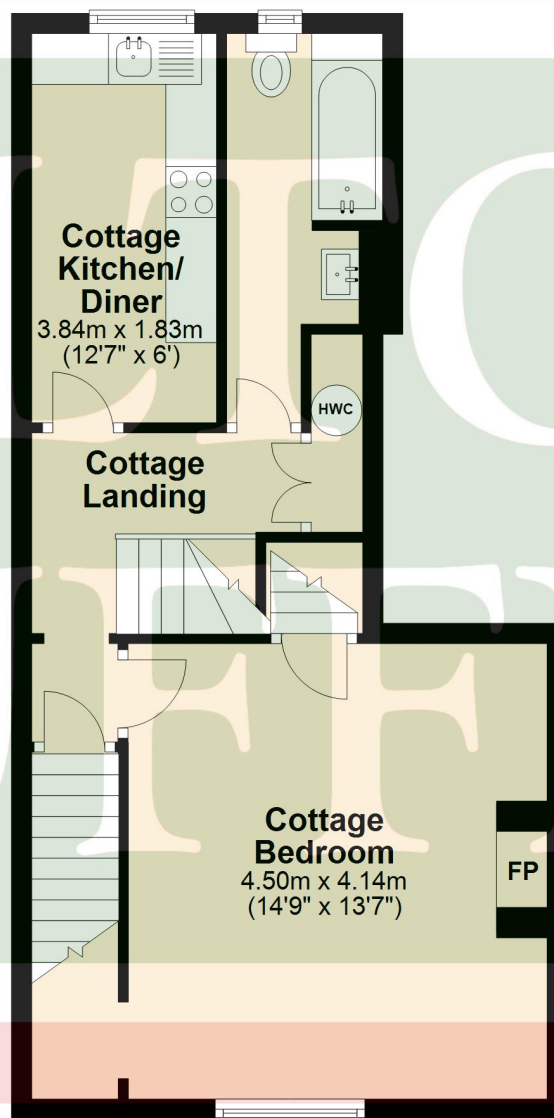
## Ground Floor

Approx. 42.6 sq. metres (458.2 sq. feet)



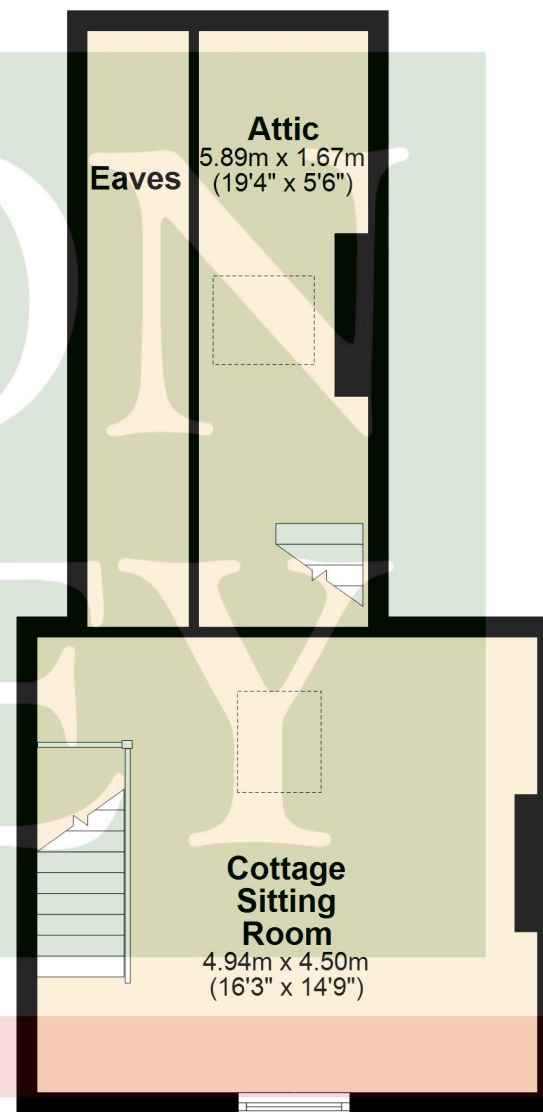
## First Floor

Approx. 43.1 sq. metres (463.8 sq. feet)



## Second Floor

Approx. 38.8 sq. metres (417.7 sq. feet)



Total area: approx. 124.5 sq. metres (1339.7 sq. feet)



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