

For sale on behalf of the Liquidators

**Former Care Home with Two Adjoining Cottages**  
780.32m<sup>2</sup> (8,398sqft) 3.35 Hectares (8.28 Acres)

Residential  
Development

For Sale

GRADE II LISTED HALL AND  
TWO SEPARATE ADJOINING  
COTTAGES

ATTRACTIVE VILLAGE  
LOCATION

CLASSIFIED USE CLASS C2  
RESIDENTIAL INSTITUTIONS

SUITABLE FOR RE-  
DEVELOPMENT STP

FOR SALE ON BEHALF OF THE  
LIQUIDATORS

VACCANT POSSESSION  
MARCH 2025

**Filby Hall, Main Road, Filby, Great Yarmouth,  
Norfolk NR29 3HN**

Filby is an attractive village located approximately 20 miles east of Norwich, and 6 miles north of the seaside town of Great Yarmouth. The property occupies a prominent position on the road connecting Fleggburgh and Caister-on-Sea, placing it at the heart of the village. Filby itself is within the Broads National Park, an area known for its waterways and protected wildlife.

Access to the property is via the A1064 (Main Road), which ensures straightforward connectivity to local amenities and nearby towns. The road links Filby to neighbouring villages and provides a convenient route for reaching both the coastline and the city of Norwich.

Note: Arnolds Keys for themselves and for the vendors or lessees of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.





Description

The property comprises an 8-bedroom, mid-18th-century Grade II listed hall set within approximately 3.35 hectares (8.28 acres) of private gardens and mature woodland.

Filby Hall has been repurposed in recent years, most recently serving as a children's home. As a result, the configuration has been altered to meet these requirements.

Adjoining the hall are two three-bedroom cottages, which remain as residential dwellings.

To the west of the property lies an additional parcel of land, separated only by a traditional Grade II listed brick garden wall.

Historic England

Filby Hall Listing NGR: TG4681013404  
<https://historicengland.org.uk/listing/the-list/list-entry/1227785?section=official-list-entry>

Garden Wall listing NGR: TG4681013404  
<https://historicengland.org.uk/listing/the-list/list-entry/1216592?section=official-list-entry>

Accommodation

We have measured the Filby Hall in accordance with the RICS Code of Measuring Practice and calculate the following approximate gross internal floor areas:

| Description  | M²     | Sq Ft |
|--------------|--------|-------|
| Filby Hall   |        |       |
| Ground Floor | 302.82 | 3,259 |
| First Floor  | 248.75 | 2,678 |
| Second Floor | 50.85  | 547   |
| Total GIA    | 602.42 | 6,484 |

We understand the cottages have approximate Gross Internal Areas (GIA) as follows:-

|              |       |     |
|--------------|-------|-----|
| Cottage 1    |       |     |
| Ground Floor | 38.00 | 409 |
| First Floor  | 38.00 | 409 |
| Total GIA    | 76.00 | 818 |

|              |        |       |
|--------------|--------|-------|
| Cottage 2    |        |       |
| Ground Floor | 50.59  | 548   |
| First Floor  | 50.59  | 548   |
| Total GIA    | 101.90 | 1,096 |

Terms

The freehold interest in the property is available for sale at **£1,650,000** exclusive.

Business Rates

TBC

Legal Costs

Each party to bear their own costs

VAT

Our client reserves the right to charge VAT in line with current legislation.

EPC

The properties have an EPC rating as follows:

Filby Hall: C  
Cottage 1: E  
Cottage 2: E

Viewing and further information

Strictly by appointment with the sole agents:

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SUBJECT TO CONTRACT - HRD/njr/120



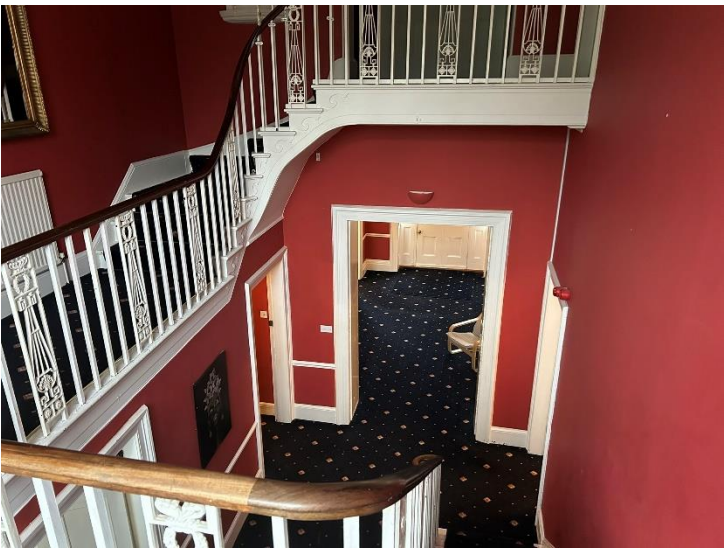
Rear



Kitchen



Drawing Room



Hallway



Cottage



Garden