



The Forge, The Street, Lyng

£350,000 Freehold

This substantial freehold property in Lyng presents a rare opportunity to acquire a traditional forge with extensive workshop and storage facilities, spanning over 4,000 sq. ft. Set in a strategic rural location, it combines a peaceful working environment with excellent transport links to Norwich, the Norfolk coast, and surrounding towns. The site offers a large, secure yard with ample parking for numerous vehicles, alongside versatile internal spaces including a workshop, multiple store rooms, offices, meeting areas, and loft storage. Mains services are connected, and the property's layout is well-suited to a wide range of commercial, industrial, or storage uses. With significant development potential (STPP), the premises offer flexibility for future adaptation or expansion. This is a rare chance to secure a character property in a sought-after location, ideal for business operations or long-term investment.

Council Tax band: C

Tenure: Freehold

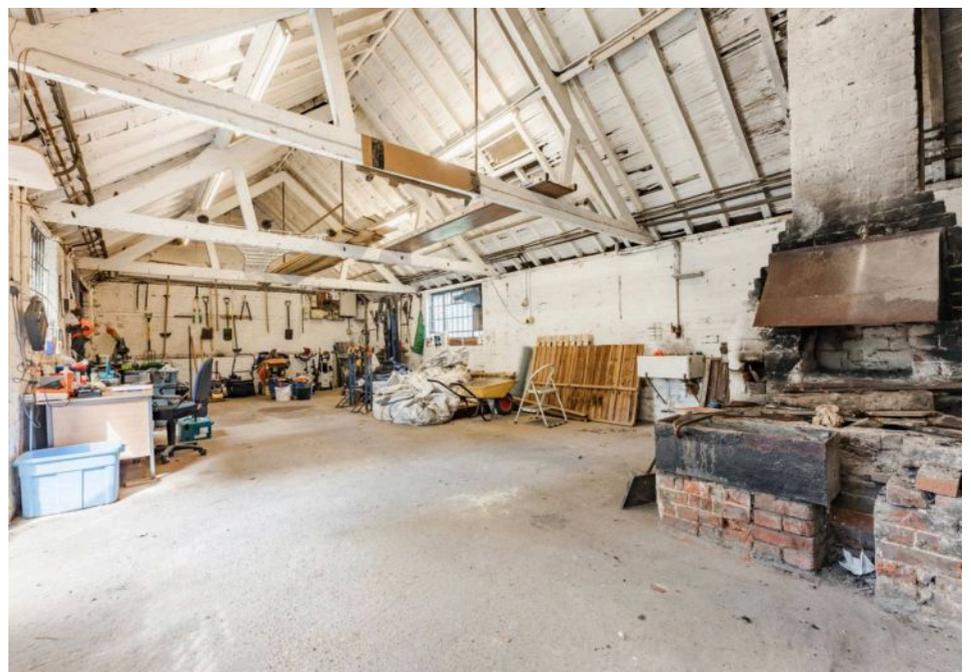
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The Location

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The Location

This property is ideally situated in the well-regarded village of Lyng, offering a strategic rural location that combines a peaceful setting with strong transport connectivity. Surrounded by open countryside, the area provides a pleasant working environment while remaining within easy reach of key destinations.

The site is approximately 20 minutes from Norwich city centre, providing access to a wide range of commercial services, suppliers and amenities. The Norfolk coastline is reachable in around 30 minutes, and excellent road links ensure convenient connections to surrounding towns and major routes, making this a practical base for a variety of business operations.

Lyng benefits from a supportive local community and essential nearby services. The well-known Fox at Lyng adds to the appeal of the area, providing quality hospitality and hosting regular food events that enhance the local offering.

Overall, this location presents an attractive balance between a secure, rural working environment and easy access to broader business and lifestyle opportunities.

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Set in a peaceful rural location, this substantial freehold property offers a rare opportunity to acquire a traditional forge with extensive workshop facilities and versatile commercial space. Spanning over 4,000 sq. ft, this unique site is ideally suited for a range of business uses, storage solutions, or future redevelopment opportunities (STPP).

The property benefits from a large, secure yard with parking for numerous vehicles, ideal for machinery, work vans, or client access. The ground floor features the original forge area, a spacious workshop, and two large store rooms, providing exceptional



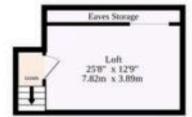
Ground Floor
2528 sq.ft. (235.2 sq.m.) approx.



1st Floor
1287 sq.ft. (119.2 sq.m.) approx.



2nd Floor
495 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 4296 sq.ft. (399.1 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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