



7 Olive Grove, Alder Country Park Bacton Road

North Walsham



Minors & Brady

Luxury holiday lodge investment with proven rental demand, offering a potential gross income of £20,000 and a 40-year license. This beautifully presented park home features Scandinavian-inspired interiors, a modern open-plan living area, double bedroom, contemporary shower room, and a private hot tub for ultimate relaxation. Designed as a turn-key holiday retreat, it combines low-maintenance living with lifestyle appeal. The raised decking area seamlessly connects indoor and outdoor spaces, perfect for entertaining or unwinding. Alder Country Park provides excellent on-site facilities, including an outdoor heated swimming pool, fully equipped gym, and communal social areas. One dedicated parking space and an additional guest space are included for convenience. Ideal for both holidaymakers and investors, this lodge offers a unique opportunity to enjoy scenic surroundings while benefiting from a thriving rental market.

- Beautifully presented turn-key holiday lodge, fully furnished and ready for immediate enjoyment or rental income
- Strong rental potential with a proven track record and estimated gross income of £20,000 per year
- Secure 40-year park license offering long-term peace of mind
- Stylish Scandinavian-inspired interiors with light, airy spaces and soothing neutral tones
- Contemporary open-plan living area with sleek L-shaped kitchen and integrated appliances
- Private hot tub for a touch of luxury and ultimate relaxation
- Raised outdoor decking, perfect for entertaining or enjoying tranquil surroundings
- Excellent on-site amenities including heated outdoor swimming pool, fully equipped gym, and communal social spaces
- One dedicated parking space plus an additional guest space for convenience
- Cash buyers only, ensuring a smooth and straightforward purchase process





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## The Location

Alder Country Park enjoys a pleasant setting on the edge of North Walsham, a historic market town in the county of Norfolk. This location strikes an appealing balance between countryside tranquillity and everyday convenience, making it particularly attractive to those who appreciate a quieter pace of life without feeling isolated.

North Walsham itself has a long history dating back to medieval times and still retains the character of a traditional Norfolk market town. The town centre provides a range of independent shops, cafés, pubs, and essential services, alongside larger supermarkets and healthcare facilities. Weekly markets and local events help maintain a strong sense of community, while schools and leisure amenities add to the area's practicality for families and retirees alike.

For those who enjoy the outdoors, the surrounding Norfolk countryside offers scenic walking and cycling routes, with open fields, woodland areas, and rural lanes right on the doorstep. The renowned North Norfolk coastline is within easy driving distance, providing access to sandy beaches, nature reserves, and coastal paths that are ideal for walking, birdwatching, and enjoying the fresh sea air.

Transport connections further enhance the appeal of the location. North Walsham railway station offers regular services to Norwich, where onward connections are available to other major destinations. Local bus routes also serve the town and surrounding villages, making it easier to travel without relying solely on a car.



## 7 Olive Grove

### Alder Country Park, Bacton Road

Situated within the peaceful surroundings of Alder Country Park, this beautifully presented park home offers a perfect blend of contemporary comfort and countryside charm. Designed with a warm wooden aesthetic and calming Scandinavian-inspired décor, the property provides a stylish and low-maintenance retreat ideal for relaxing escapes or as a luxury holiday lodge investment.

The home opens into a bright and airy open-plan living and kitchen space, thoughtfully arranged to maximise both light and functionality. Clean lines, neutral tones and wood-effect finishes create an inviting atmosphere, while large patio doors flood the space with natural light and open directly onto a raised outdoor decking area, seamlessly connecting indoor and outdoor living.

The L-shaped kitchen has been finished in sleek white units complemented by wood-effect worktops, perfectly balancing modern design with natural textures. Integrated appliances are neatly built in, ensuring a streamlined look while offering practicality for everyday use or entertaining guests.

The double bedroom continues the home's serene Scandi vibe, providing a comfortable and peaceful space to unwind, with room for storage and soft, modern finishes throughout. The contemporary shower room is equally well-appointed, featuring a modern suite, walk-in shower and quality fittings, all finished in a clean and neutral style.



## 7 Olive Grove

Alder Country Park Bacton Road, North Walsham

The raised decking area provides a perfect spot for outdoor dining, relaxing, or enjoying the private hot tub—adding a touch of luxury to this turn-key holiday investment. The property includes one dedicated parking space and an additional guest space, as confirmed by the vendors.

With a 40-year license and proven rental demand, this lodge offers a potential gross income of £20,000, making it a fantastic lifestyle purchase or income-generating holiday retreat. Combining modern interiors, integrated features, luxury touches, and a sought-after park location, this delightful property presents an excellent opportunity to enjoy relaxed living in a scenic setting while benefiting from a proven holiday rental market.

### Agents Note

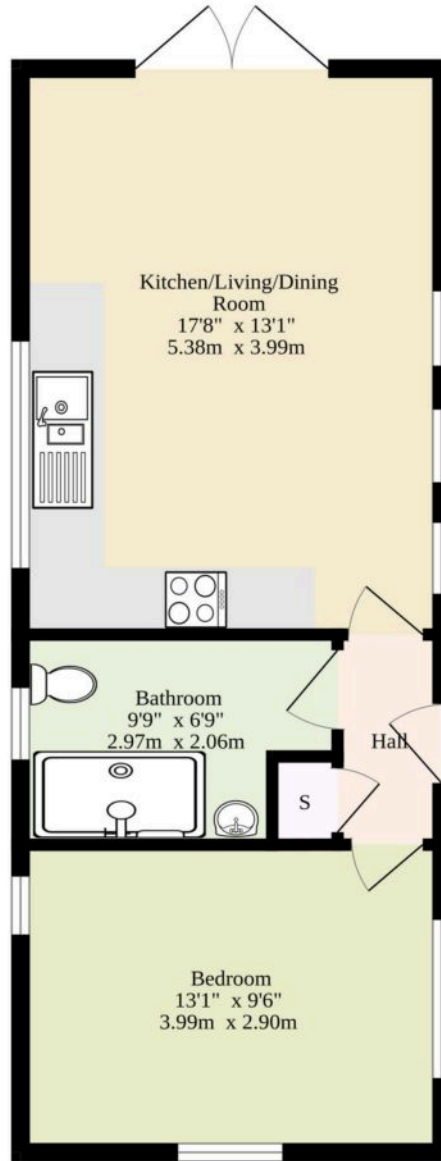
### Cash Buyers Only

- Connected to full gas central heating. The park owner supplies gas, electricity, and water.
- 40-year license agreement in place, expiring in 2066.
- Annual pitch fees: £7,300.



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Ground Floor  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 447 sq.ft. (41.5 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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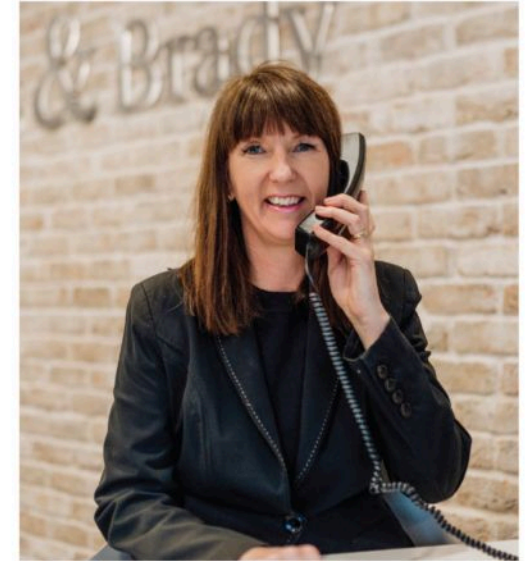
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