



Residential Development Opportunity

Land at Norwich Road, Swaffham, Norfolk



STRUTT & PARKER

Land at Norwich Road

Swaffham, Norfolk

An exciting residential development opportunity for the construction of up to 165 dwellings in the well regarded market town of Swaffham, approximately 15 miles from King's Lynn.

Site area approximately 6.4 hectares (15.8 acres) situated within walking distance of the town centre.

FOR SALE – FREEHOLD.

King's Lynn 15 miles,
Downham Market 15 miles,
Norwich 29 miles

Land at Norwich Road, Swaffham, Norfolk

The site measures approximately 6.4 hectares (15.8 acres) and extends into open countryside, with residential dwellings to the northern boundary. The land benefits from a mature tree lined hedgerow to the northern, eastern and western boundaries. The development will be accessed directly off Norwich Road, which runs along the southern boundary. A new pedestrian footpath will be provided along the north eastern boundary and also from the north west to Long Lane and connecting to the existing built up area of the town.

Swaffham Town

The town has an approximate population of 7,258 (Source: 2011 Census) with a number of amenities including a hospital, several pubs and restaurants, supermarkets including Waitrose, Tesco and Asda, a range of shops, primary schools and The Nicholas Hamond Academy.



Location

Swaffham is an attractive market town located in Norfolk, approximately 15 miles south east of King's Lynn. The town is dissected by the A1065. The A47 bypasses the town to the north. These roads provide access to Norwich, King's Lynn and Cambridge. Norwich is the administrative centre of Norfolk with a population of 132,000 and offers extensive shopping facilities and a direct rail service to London with a journey time of less than 2 hours.

King's Lynn is renowned for being a popular market town and seaport. The Town benefits from an attractive harbour and cultural attractions. The town also benefits from a train station which provides access to Cambridge in 48 minutes and to London in approximately 2 hours.

Planning

Breckland District Council resolved to grant Outline Planning Permission (Ref: 3PL/2015/0550/O) for the erection of up to 165 dwellings including associated landscaping, car parking and vehicular and pedestrian access on 31st May 2016. There is a planning summary in the Information Pack which contains details of planning conditions and S106 obligations.

Title

The land is to be sold freehold, subject to rights, reservations, obligations and title issues. A report on title is available to review in the information pack.

Method of Sale

Offers are invited for the freehold interest. Full details of the Bidding Guidelines are included within the information pack.

VAT

The land sale will be subject to VAT.

Services

Interested parties should make their own enquires.



Information Pack

An information pack is available to all interested parties and includes:

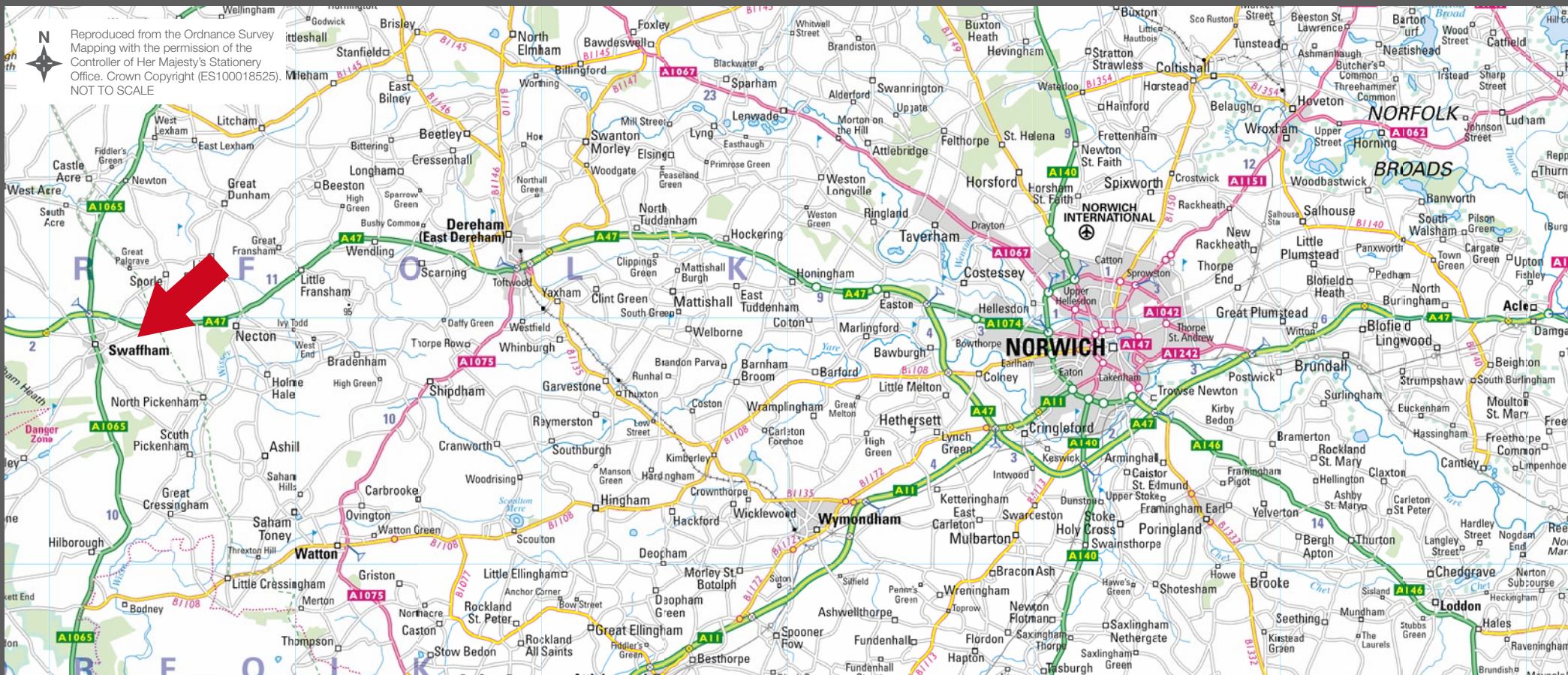
- Planning Application and supporting documents
- Technical reports
- Title/legal documents
- Sales summary
- Bidding guidelines

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