



Industrial Development Land

0.70 Hectares (1.74 Acres)

Land

For Sale

FREEHOLD DEVELOPMENT LAND

PRIME LOCATION

PART OF THE SUCCESSFUL BEACON PARK

Site 11A, Lancelot Road, Beacon Park, Great Yarmouth, Norfolk NR31 7RQ

Beacon Park is a major business park development conveniently located on the outskirts of Great Yarmouth just off the A47. This position provides easy access to Great Yarmouth town centre, the industrial estates and port facilities including the outer harbour. The A47 links to Lowestoft and Ipswich beyond while the A143 links to Beccles and Norwich. Beacon Park is an Enterprise Zone and occupiers will benefit from locating in a growing energy sector hub including international companies and access to superfast broadband.

Nearby occupiers include NOV Hydra Rig, Pharos Marine, SMS Alderley, MacLean Electrical, Probe Oil Tools and a major headquarters for ProServ.

Note: Arnolds 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 a development site of uniform shape accessed via a main estate road. The site extends to approximately 1.74 acres (0.70 hectares).

The site is level and the boundaries are well defined. There is good road frontage to Beaufort Way which is the main link road to the A47 and A143.

Accommodation

We have measured the property and calculate the following approximate site area:

TOTAL = 1.74 acres (0.70 hectares)

Terms

The freehold interest in the property is available for sale at **£350,000** exclusive.

Agents' Note

The sellers will require that the purchasers submit their plans for the proposed development prior to exchange of contracts for approval. The development will need to be completed within an agreed timeframe from completion of the land sale.

Services

To be assessed. Please contact the agent for further information.

Business Rates

To be assessed. Please contact the agent for further information.

Legal Costs

Each party to bear their own costs.

VAT

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

EPC

N/a

Viewing and further information

Strictly by appointment with the joint agents:

Arnolds Keys 01603 620551

Mark Mayhew or Guy Gowing

Mark.mayhew@arnoldskeys.com

Guy.gowing@arnoldskeys.com

or

Bycroft Commercial, Daniel Bycroft

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SUBJECT TO CONTRACT - MRM/hcc/120

