



Land at 9-11, Seagate Road, Hunstanton PE36 5BD

Rarely available freehold development land with planning granted for sixteen residential apartments and three commercial units

SELL  NEW

New Homes and Refurbishment Specialist



Seagate Road, Hunstanton PE36 5BD

Sell New Group are delighted to offer for sale this development site which is located on Seagate Road, Hunstanton and is a stone's throw away from the sea edge.

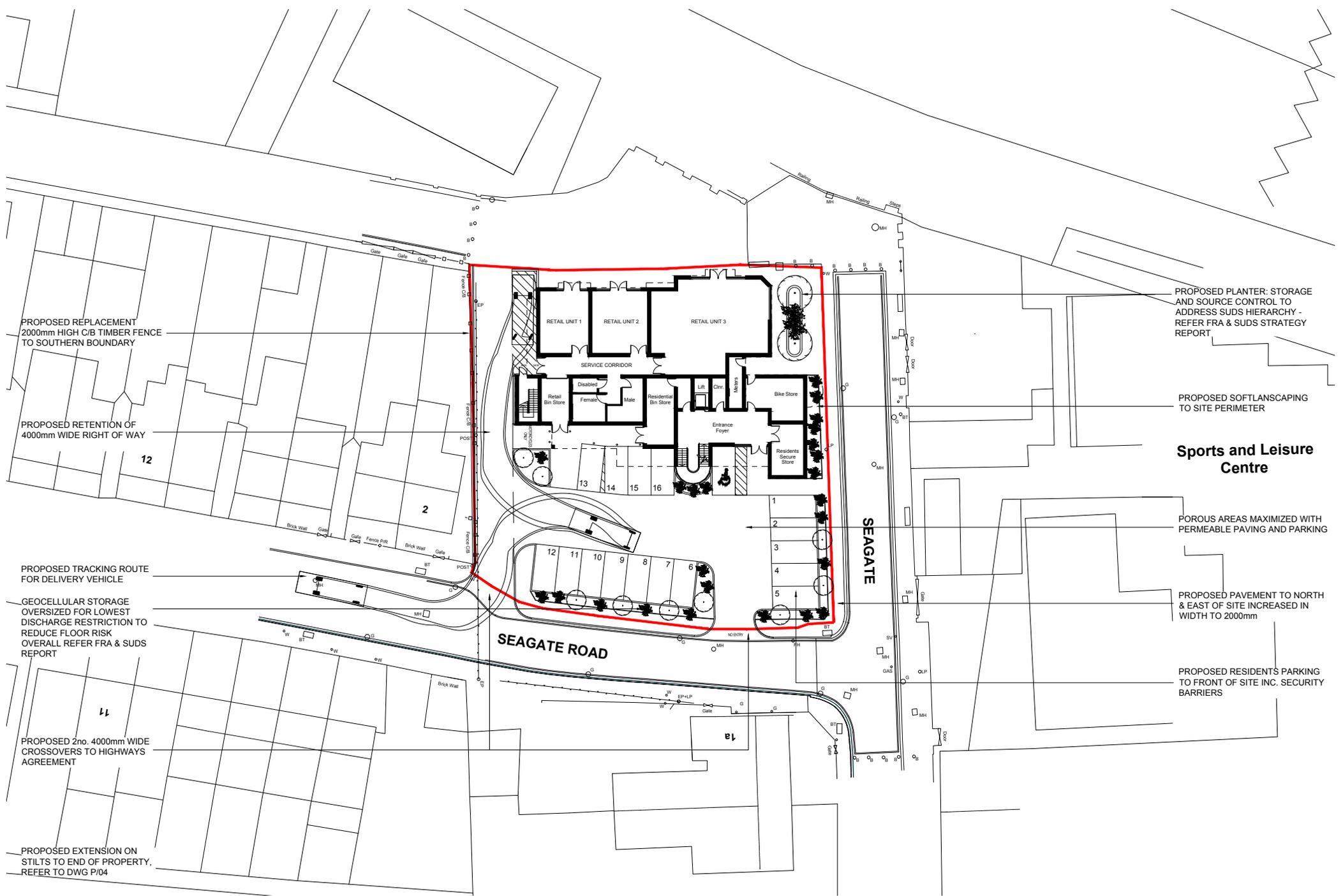
The approved plans for this site in Hunstanton comprise 3 commercial units on the ground floor alongside 17 parking spaces (one for each apartment plus 1 disabled space), and 16 apartments on the 5 floors above which almost all have sea views. When finished this building will be a spectacular landmark in Hunstanton.

Rarely available freehold mixed use development opportunity for 16 residential apartments set across five floors and 3 commercial units located on the ground level. Located in the heart of Hunstanton with spectacular views onto sea and coastline.

Planning Permission GRANTED in November 2020 from Kings Lynn & West Norfolk Council, issued under reference 19/01558/FM.

The land offers scope for more dwellings, or other such development on the site as well as possible alternative uses (Subject to Planning)

Sold as vacant possession
Viewing strictly by appointment only



PROPOSED REPLACEMENT
2000mm HIGH C/B TIMBER FENCE
TO SOUTHERN BOUNDARY

PROPOSED RETENTION OF
4000mm WIDE RIGHT OF WAY

PROPOSED TRACKING ROUTE
FOR DELIVERY VEHICLE

GEOCELLULAR STORAGE
OVERSIZED FOR LOWEST
DISCHARGE RESTRICTION TO
REDUCE FLOOR RISK
OVERALL REFER FRA & SUDS
REPORT

PROPOSED 2no. 4000mm WIDE
CROSSOVERS TO HIGHWAYS
AGREEMENT

PROPOSED EXTENSION ON
STILTS TO END OF PROPERTY.
REFER TO DWG P/04

PROPOSED PLANTER: STORAGE
AND SOURCE CONTROL TO
ADDRESS SUDS HIERARCHY -
REFER FRA & SUDS STRATEGY
REPORT

PROPOSED SOFTLANDSCAPING
TO SITE PERIMETER

Sports and Leisure Centre

POROUS AREAS MAXIMIZED WITH
PERMEABLE PAVING AND PARKING

PROPOSED PAVEMENT TO NORTH
& EAST OF SITE INCREASED IN
WIDTH TO 2000mm

PROPOSED RESIDENTS PARKING
TO FRONT OF SITE INC. SECURITY
BARRIERS

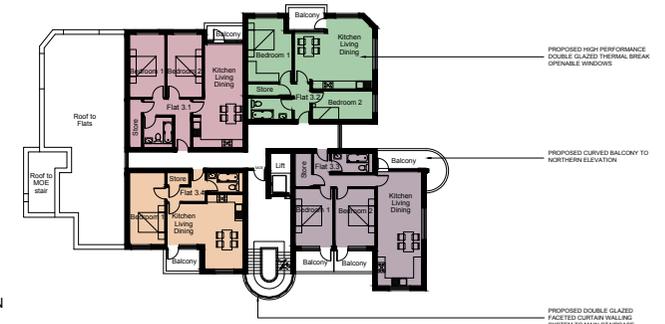
Description

The land comprises a broadly square shaped parcel of land, located at 9-11 Seagate Road which is next door to the local leisure centre and opposite the sea front. Hunstanton town centre is North of the development, less than one mile from the site.

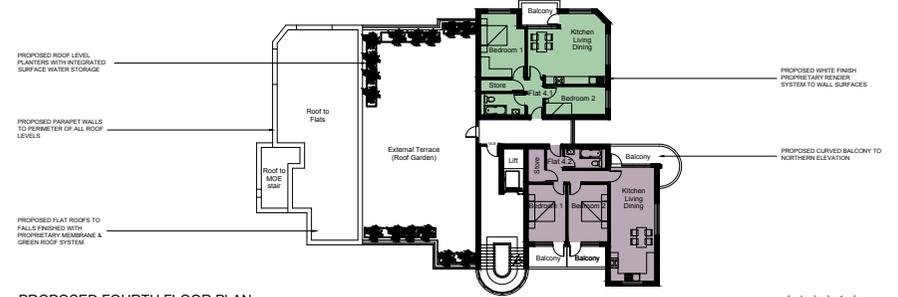
This is a sought after and well-respected residential area close to shops, local schooling, and within a short stroll to the town centre.

Location

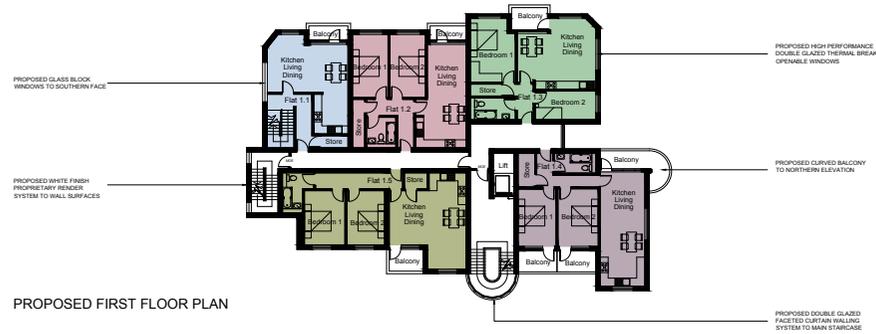
HUNSTANTON Hunstanton is a coastal town and resort facing the Wash. It enjoys wonderful sunsets over the sea, being the only town on the east coast that faces west. The beach is long and sandy and is famous for its striped cliffs. There are two supermarkets, primary and secondary schools, and a range of shops. For golfers there is the superb championship golf course - Hunstanton Golf Club and nearby, The Royal West Norfolk Golf Club at Brancaster. In addition, Searles Holiday Park and the nearby Heacham Manor have their own courses. The Sandringham Estate is a short distance away with its Country House and walks through Sandringham Woods.



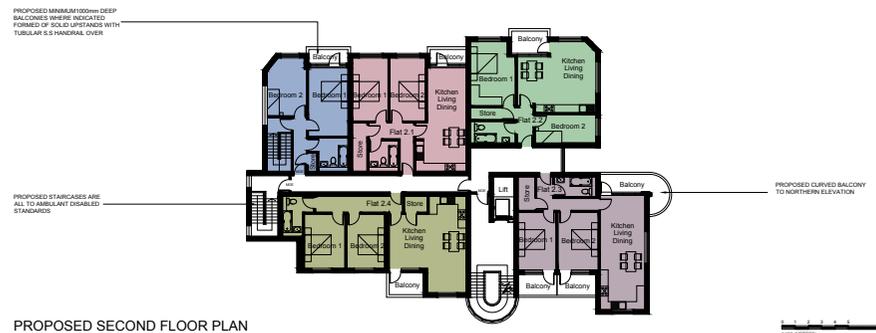
PROPOSED THIRD FLOOR PLAN



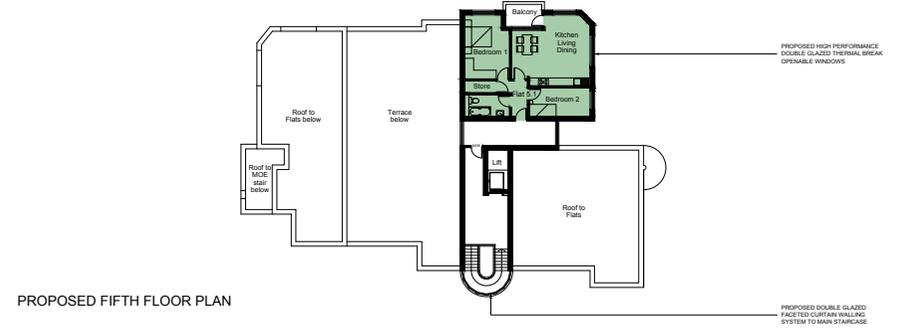
PROPOSED FOURTH FLOOR PLAN



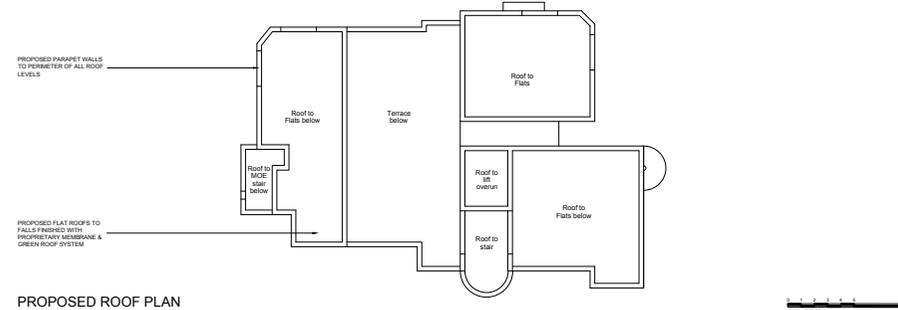
PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED FIFTH FLOOR PLAN



PROPOSED ROOF PLAN



Planning permission

Planning Permission GRANTED in November 2020 from Kings Lynn & West Norfolk Council, issued under reference 19/01558/FM. Copies of the planning permission are available from our office or indeed can be downloaded together with all the plans from the Kings Lynn & West Norfolk council planning website.

Size of the plot

The plot is a regular shaped plot of approximately 15,300 sq ft (0.351 Acre) (0.142 Hectares)

Services

Purchasers are obliged to make their own enquiries with regards to the exact position of the mains services; given surrounding development, this is not expected to be an issue.

Tenure

The "Freehold" interest in the property is being offered for sale, with full "vacant possession".

S106 Agreement

Seller is only aware of the requirement for 1 of the 16 dwellings to be an affordable unit, and requirement to contribute costs for bins.

Covenant

The buyers will need to check the title and satisfy themselves prior to entering into the agreement.

Site

Currently the site has been rented for a 3 month period, while the land is being marketed for sale.

Price

Price is on application; any interested parties can be invited to a meeting at our offices.

Inspection

For more information or to book a viewing, please contact the sole selling agents: Please ask for Winston Roberts or Tom Francis.

Health & Safety

Anyone accessing the site does so at their own risk and should have adequate public/employers insurance in place beforehand as well as appropriate protective clothing and footwear.

VAT

Not applicable on this project.

Legal fees

The successful purchaser will be responsible for their own legal costs, a contract will be dispatched within 5 working days.

Travelling directions

The site is located on Seagate road, just a minute walk to the seafront.

Travel by road:

Heacham:	3 Miles (approx)
Snettisham:	4.6 Miles (approx)
Kings Lynn:	16.6 Miles (approx)
Wisbech:	29 Miles (approx)
Cambridge:	59 Miles (approx)
London:	120 Miles (approx)

Disclaimer:

Sell New Group are acting Agents for the vendors of this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the vendor to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate.

On reservation, Sell New Group will require:

A copy of the purchaser's ID (Driving license or passport)

Proof of funding/cash

Solicitor details

Working towards 28 days of contract once contracts have been received

A non-refundable 2.5% of agreed purchase price which will be accounted for and deducted from the overall agreed sale price

Should you wish clarification on any of the above points, please ask prior to any reservation fees being paid.



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