

# FOR SALE BY INVITED OFFER

Offers to be received by 12.00pm on Friday 24<sup>th</sup> November 2023



## LAND AT LONDON ROAD, ATTLEBOROUGH

### GUIDE PRICE £400,000

Land at London Road, Attleborough,  
Norfolk, NR17 1BE

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*(aerial photo taken in 2018 and for identification purposes only – please refer to sale plan for accurate extent of the site)*

agency and estates management | integrated design services | surveying and maintenance | management and consultancy | partnerships and joint ventures

NPS Group | International Aviation Academy Norwich | Hangar 5 | Anson Road | Norwich | NR6 6ED

[nps.co.uk](http://nps.co.uk)

### Introduction

The opportunity to acquire a parcel of land in Attleborough measuring approximately 0.88 acres (0.36 hectares) with development potential (subject to planning).

### Location

The land is situated to the east of Attleborough, approximately 1 mile from the town centre. The town centre provides an array of amenities including various shopping and food outlets, as well as a train station with a mainline service to Norwich and Cambridge.

Attleborough is served well with road links, including being approximately 1 mile from the A11 with good access links to cities including Norwich (17 miles), Cambridge (48 miles) and London (101 miles). Attleborough also has good access to nearby towns such as Thetford (15 miles) and Ipswich (37 miles).

### Description

The land being sold comprises a parcel of vacant former agricultural land (0.88 acres approx.) with potential for an access point from London Road. The site is flat and adjacent to residential development, as well as a new primary school.

### Services

It is understood that all mains services are available in London Road, however interested parties should make their own enquiries of the relevant authorities regarding the connection, capacity, adequacy and availability of all services for their intended use.

### Rights of way

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not.

### Directions

The land is situated on London Road, accessible from the Attleborough Bypass (A11) or through the centre of Attleborough. The postcode is: NR17 1BE.

### Photos



### Local Authority & Planning

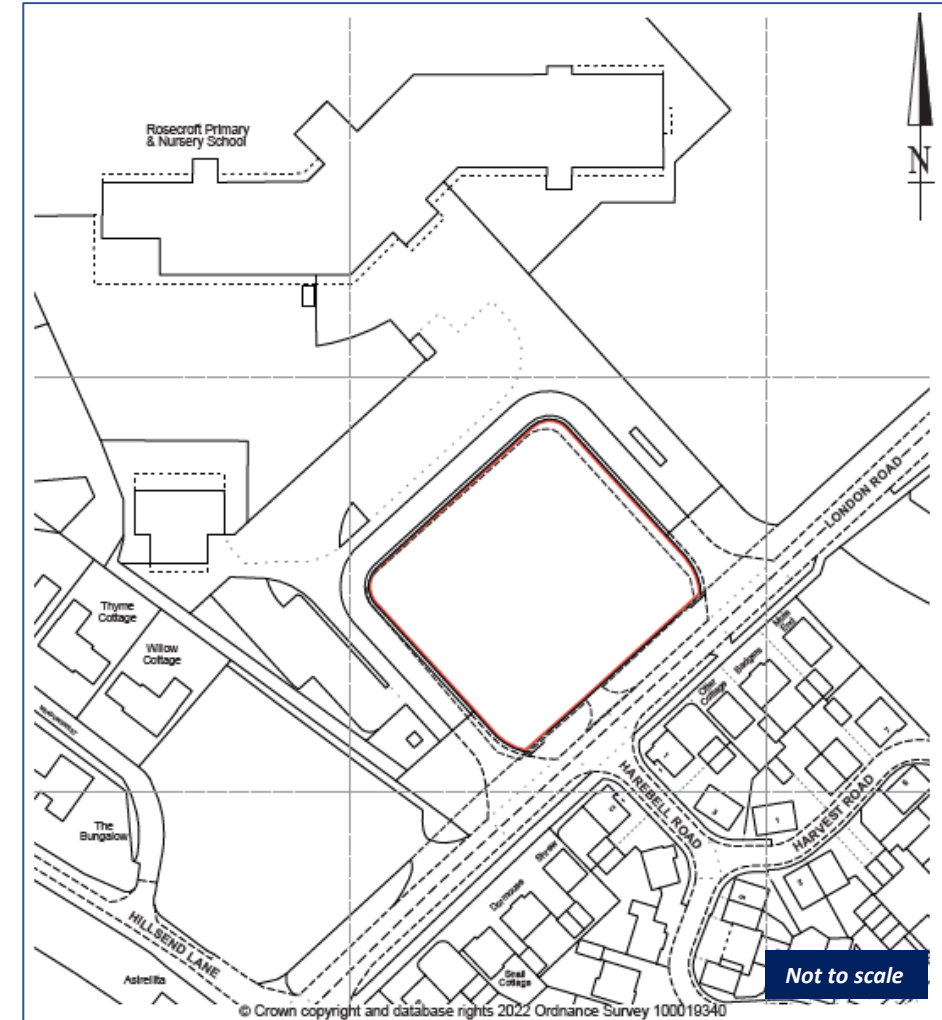
The Local Authority for this area of Norfolk is Breckland District Council. The site is designated for employment use, however since this allocation, development within the same area has been largely residential, as well as the adjacent Rosecroft Primary School in 2017. The site does not have the benefit of planning permission.

### Agents Note – Overage

The property is subject to an Overage Deed dated 31/03/2014. Should the property be disposed of during the overage period of 10 years then a Deed of Covenant must be entered into by the buyer so that they too are bound by the overage. The Overage Deed requires the owner of the property to make an overage payment to the party benefitting from the Overage Deed upon the implementation of planning permission. The overage payment is to be calculated in accordance with the Overage Deed. A copy of the Overage Deed can be provided by the Agent.

The property is also subject to an existing restrictive covenant regarding use. A copy of the relevant legal documents for this can be provided by the Agent.

### Site Plan



## Viewing

Viewing will be strictly by arrangement only with NPS Group as the sole agents.

London Road is a public road but if viewing from the highway, please be mindful of the neighbouring school. Parties must ensure they keep clear of the school entrance at all times and not enter the school site when inspecting the subject property.

If any parties require an internal inspection of the land please contact the NPS agents on the front of these particulars to make necessary arrangements.

Care must be taken whilst viewing to avoid accident or injury. Save for death or personal injury caused by their negligence, neither NPS Group nor the vendor can accept any responsibility for any loss or damage, howsoever caused, whilst viewing the property and you are deemed to have accepted the terms of this disclaimer by entering on to the site.

## Measurements

All measurements are approximate. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment.

## Method of sale

This property is offered for sale by invited offer. In addition to the Terms of Sale detailed on the offer form, please note the following:

- Intending purchasers should complete the attached offer form by the closing date of **12.00pm Friday 24<sup>th</sup> November 2023**.
- Intending purchasers are advised to seek appropriate professional advice prior to submitting an offer
- The vendor does not bind itself to accept either the highest or any offer received

## Important notices

NPS Property Consultants Limited for itself and for the vendors of this property hereby gives notice that:-

1. These particulars are intended to give a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or a contract.
2. All descriptions, dimensions, areas, references to condition and if necessary permission for use and occupation and their details are given in good faith and are believed to be correct. However, no guarantee of accuracy can be given, and any intending purchaser(s) must satisfy themselves by inspection, survey or otherwise as to the correctness of each of the statements contained in these particulars.
3. Neither NPS Property Consultants Limited nor its employees have authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property.
4. No responsibility will be accepted for any expenses incurred by any intending purchaser(s) in viewing, inspecting, making further enquiries or submitting offers in respect of the property.
5. We will not be liable, in negligence or otherwise, for any loss arising from the use of, or reliance upon, these particulars.
6. All prices and rentals quoted are exclusive of VAT unless otherwise stated.

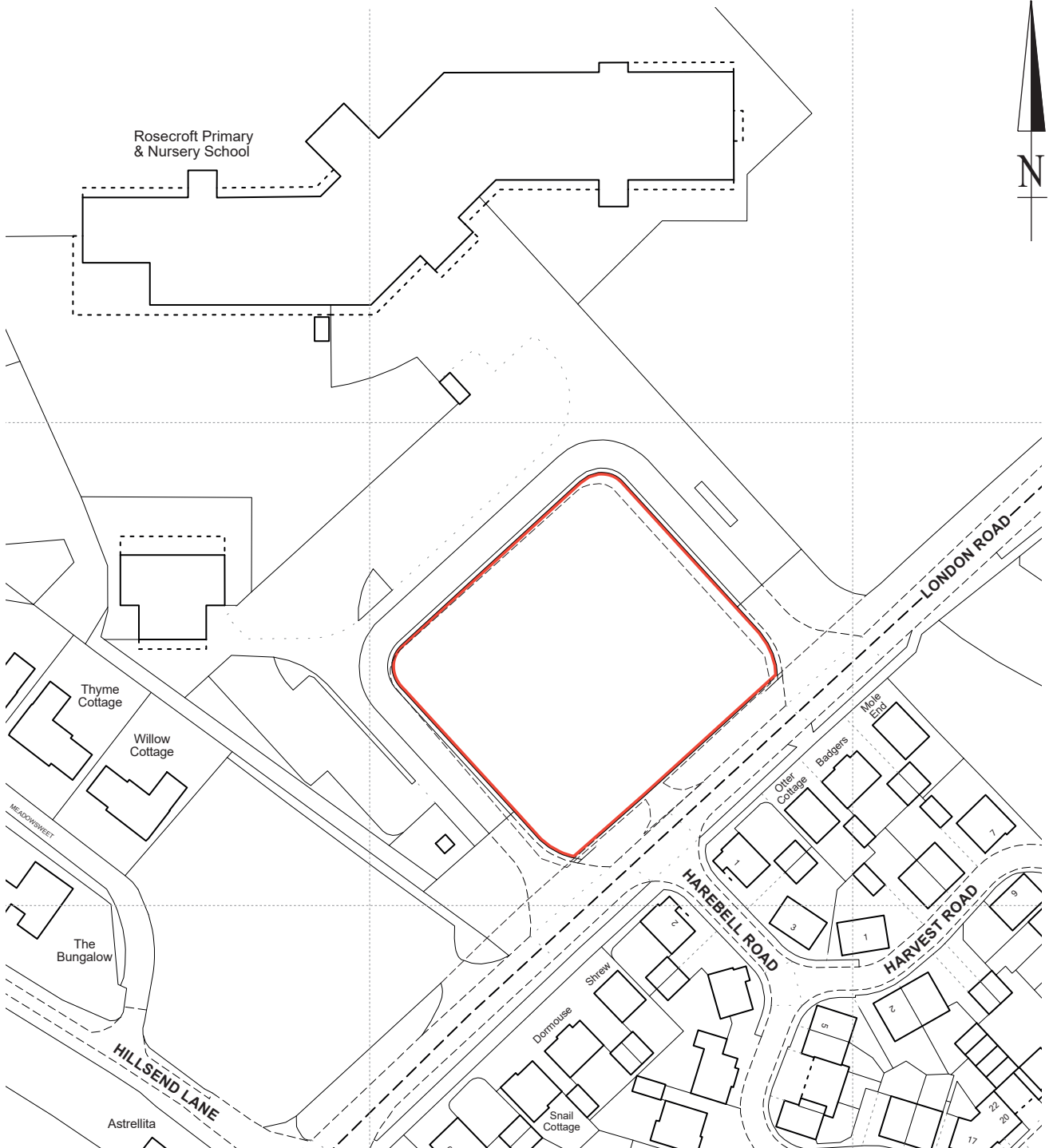
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, especially if contemplating travelling some distance to view the property.

The property is sold with all faults and defects whether of condition or otherwise and the vendor is not responsible for any such faults or defects, or for any statement contained in the particulars.

The purchaser shall be deemed to acknowledge that he has not submitted his offer in reliance on any of the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the vendor or its servants or agents in relation to or in connection with the property.

Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser to rescind or to be discharged from the contract, nor entitle either party to compensation or damages, nor in any circumstances give either party cause for action.

These particulars were prepared in September 2023.



**ATTLEBOROUGH - London Road**  
**Rosecroft Primary School - Plot A**

NPS Property Consultants Ltd,  
International Aviation Academy Norwich  
Hangar 5, Anson Road,  
Norwich, Norfolk NR6 6ED

Scale 1:1250 at A4

Date SEPTEMBER 2022

Plan No. **NCC-1440C**

This map is taken from  
Ordnance Survey digital  
data.  
National grid reference:  
TM. 0355 9425



# PROPERTY OFFER FORM

## LAND AT LONDON ROAD, ATTLEBOROUGH

### SUBJECT TO CONTRACT

Please detach and return this offer form in a sealed and clearly marked envelope (as detailed over leaf) to ensure that your offer is considered.

#### Offer details

I/We: (name)

Of:  
(address and postcode)

Telephone:

Home:

Mobile:

Email:

Offer the sum of (£):  
(in figures and words - Pounds Sterling)

There are conditions attached to this offer: (write 'yes' or 'no')

If your offer is conditional, please summarise the conditions:

The purchase is dependent on funding, either through a loan or the sale of other property/assets: (write 'yes' or 'no')

Signed:

Date:

Solicitors name and address:

Telephone:

Email:

I/We confirm that they are instructed to act for me/us: (write 'yes' or 'no')

## Terms of sale

- 1 All offers should be submitted via email or post.
  - If by email, please send to: jonathon.green@nps.co.uk
  - If by post, please send in a sealed envelope marked as follows:  
PRIVATE AND CONFIDENTIAL  
OFFER FOR: LAND AT LONDON ROAD, ATTLEBOROUGH  
FAO: JONATHON GREEN, NPS GROUP, 5 ANSON ROAD, NORWICH, NR6 6ED  
*Envelopes that are marked in any other way may not be considered.*
- 2 **Offers are to be received by 12.00pm Friday 24<sup>th</sup> November 2023.**
- 3 Offers to be made for the property as described in the particulars.
- 4 Offers to be made subject to contract only.
- 5 The vendor does not bind itself to accept either the highest or any offer received.
- 6 Acceptance of an offer does not form a legally binding contract between the parties.
- 7 Offers are to be for a fixed figure in pounds sterling and should be given in figures and words. They must not be expressed in a conditional form relating to other offers received, i.e. "my offer is 10% higher than the highest offer received".
- 8 Contracts to be exchanged within 20 working days of receipt of draft documentation by the purchaser's solicitors with completion by arrangement. A 10% deposit will be payable on exchange of contracts.
- 9 You should indicate your financial position in terms of funding arrangements and whether it is dependent upon a related sale.
- 10 The name, address, telephone and email of your solicitors to be provided with confirmation that they are instructed to act for you.