FOR SALE FREEHOLD WITH VACANT POSSESSION

LAND AT DEREHAM
Norfolk, Greenfields Road, NR20 3TE

Key Highlights
• Outline planning permission for 48 residential units
• Site area approximately 6.3 acres
• Easy access to A47
• Established residential area
• 20% Affordable contribution (10 units)
• Unconditional and Conditional offers invited

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Location
Dereham is a popular town well located in central Norfolk. The town centre has a good mix of retailers, banks and building societies including both independent and national retailers. Dereham benefits from a wide range of local amenities which include supermarkets, doctors surgeries and schools from nursery through to senior level. The town is well located just off the A47 trunk road with Norwich approximately 17 miles to the east and Kings Lynn 30 miles to the west.

Description
The site extends to approximately 2.57 hectares (6.3 acres) and is well situated towards the east of the town with access through an existing residential area off Greenfields Road. The site is regular in shape, bounded to the north and east by residential development and to the west by commercial properties. The A47 abuts the southernmost boundary.

Planning
The site has outline planning permission under reference 3PL/2016/0952/O dated 25th July 2019 for the development of 48 residential units including a 20% affordable requirement. A phase 1 ground investigations study has been completed and a phase 2 ground investigation study has been commissioned by the vendor. The permission is granted subject to a s106 agreement which, in addition to the 20% affordable requirement there is a potential financial claw back provision based on profit of the development. Further planning information is available from the selling agents Savills.

Services
Mains electricity, water, gas and drainage are understood to be available to service the site at Greenfields Road. Interested parties should satisfy themselves that these services are available for connection and are adequate for their own intended purposes.

Tenure
Freehold with vacant possession

Legal Costs
All parties are responsible for their own legal costs.

Viewing
The site may be viewed in part from Greenfields Road during daylight hours. Interested parties can arrange a viewing of the site by contacting Savills Norwich Development team via the contact details below.