

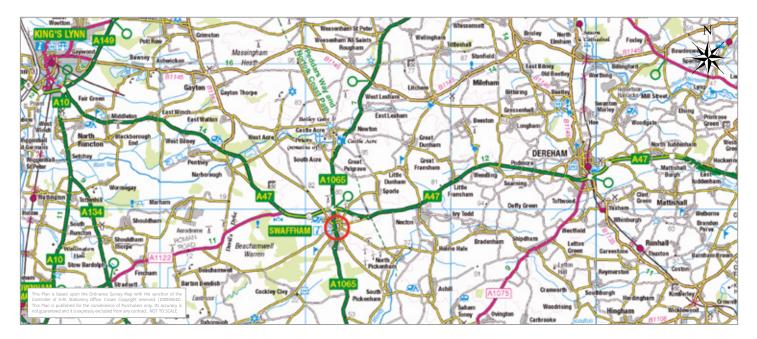
POTENTIAL DEVELOPMENT OPPORTUNITY

SWAFFHAM | NORFOLK | PE37 7RD

Tom Phillips or Grace Whitehead Brown&Co King's Lynn 01553 770771 tom.phillips@brown-co.com



Property and Business Consultants brown-co.com



INTRODUCTION

Brown & Co. LLP offers a unique d evelopment opportunity, subject t o planning, to acquire approximately 0.78 acres in central Swaffham, Norfolk.

LOCATION

The Property is located adjacent to Campingland Surgery in central Swaffham. Access to the Property is from via Beech Close to the east. A car park immediately adjoins the property to the west with pedestrian access available from here to London Street (A1065) and the Market Place, just a short walk away. Swaffham is a n historic Market Town in the B reckland District of Norfolk offering a wide r ange of a menities and s ervices a nd occupying a key strategic location with good access to major road routes with the A47 providing access to King's Lynn (15 miles) and Norwich (28 miles), and the A1065 leading to the Norfolk Coastline (25 miles) and the A11 and Thetford (18 miles) to the south.

Downham Market is 13 miles to the west and boasts a mainline train station providing direct services to Ely, Cambridge and London King's Cross (approximately 1 hour 36 minutes on selected services).

Post Code: PE37 7RD

What3words: weeknight.touches.offstage

THE PROPERTY

The Property currently comprises grass and scrubland extending in all to approximately 0.53 acres with a tarmac parking area and road comprising approximately 0.25 acres. The Campingland Surgery is located immediately adjacent to the Property and is owned by the Sellers. The nearby Swaffham Conservative Club benefits from access rights reserved over the roadway

shown shaded brown on the Site Plan overleaf. A public footpath runs parallel to the southern boundary of the Property. Residential development adjoins the Property to the north.

PLANNING HISTORY

The Property previously benefitted from planning permission for 22 retirement dwellings/units by Breckland District Council in 2008 under planning application reference number 3PL/2007/1341/F. This permission expired in 2014. Interested parties are to encouraged to make their own planning enquiries with the Local Planning Authority.

LOCAL AUTHORITY

Breckland District Council.

VIEWINGS

Strictly by Appointment with the Selling Agents only.

SELLING AGENTS

Brown & Co. LLP – Property and Business Consultants (King's Lynn Office).

If you would like to view the property, please contact Tom Phillips or Grace Whitehead on 01553 770771 or tom.phillips@brown-co.com

ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, the Buyer(s) will be required to provide proof of identity and address to the Selling Agents' once an offer as been submitted and accepted (subject to contract) prior to Solicitors being instructed.

IMPORTANT NOTICES

Market Chambers, 25-26 Tuesday Market Place, Kings Lynn, Norfolk PE30 1JJ 01553 770771 | kingslynn@brown-co.com



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