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POTENTIAL DEVELOPMENT OPPORTUNITY

SWAFFHAM | NORFOLK | PE37 7RD

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Property and Business Consultants
brown-co.com



INTRODUCTION

Brown & Co. LLP offers a unique development opportunity, subject to 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 historic Market Town in the Breckland District of Norfolk offering a wide range of amenities and services and 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 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 has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St George's Street, Norwich, Norfolk, NR3 1AB. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in February 2023. Brochure by wordperfectprint.com.

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