

Land at Campbells Meadow, King's Lynn PE30 4YR FOR SALE - Price on Application
Prime Commercial Development Land

- Approximately 3.03 Acres of Commercial Development Land
- Available in Individual Plots or as a Whole
- Well Situated Just off Hardwick Road
- Design & Build Contract Available

Plots from 0.58 ac (0.23 ha) - 3.03 ac (1.22 ha)

Alex Brown

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Location

The site is located at the rear of the Tesco Superstore and Dobbies on the Campbells Meadow rear access road. The site adjoins both Hardwick Retail Park and Campbells Meadow Retail Park and is situated directly opposite existing office and trade counter units on the Campbells Meadow.

There is easy access to Hardwick Road allowing road connections to A10, A47, A17 and A148/A149, whilst there is a mainline rail service to London King's Cross (1 hour 40 minutes approximately) and established port trade.

Nearby occupiers include Tesco, The Range, Plumb City, Steven Eagell Toyota, Pets at Home, Halfords, Wren Kitchens and McDonalds. King's Lynn is an important sub-regional center, an historic port and market town situated on the southern shores of The Wash with a population of just over 42,000.

Description

Approximately 3.03 acres (1.22 ha) of commercial development land is available and has scope for a variety of uses. The site was formerly part of the Campbells Meadow masterplan and allocated for commercial/employment uses, background details can be found under Planning Reference No 12/00951/OM.

The site is currently bare land and will be cleared/levelled.

The land offers a rare opportunity with custom build options tailored to end user requirements.

Accommodation

The land provides the following area:

Description	Acres	Hectares
Plot 1 – UNDER OFFER	0.60	0.24
Plot 2	0.67	0.27
Plot 3	0.59	0.23
Plot 4	0.58	0.23
Plot 5	0.59	0.23

Services

We understand services connection are available in the adjoining land/roadway. Interested parties should rely upon their own investigations to the capacity of any services.

Business Rates

Bare land so therefore no rates liability.

Terms

Plots available to purchase freehold on either a conditional (subject to planning permission) or unconditional basis.

Custom build options available with the developer.

VAT

VAT will be charged on purchase of the land.

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the sale.

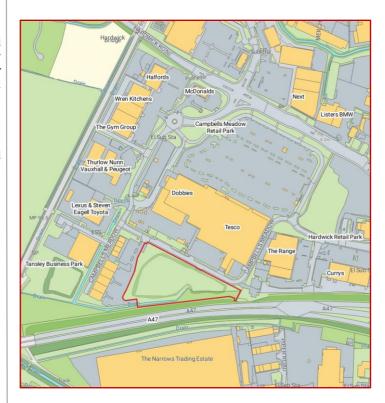
Viewing

Strictly by appointment with the agent:-

No access is permitted to the land without the prior permission of the selling agent.

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