



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

Brown&Co Kings Lynn

01553 605751

alex.brown@brown-co.com

BROWN & CO
Property and Business Consultants

brown-co.com

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.

Alex Brown

Brown&Co Kings Lynn Office
01553 605751
Alex.brown@brown-co.com



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 others 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 Single 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 NR3 1AB. Registered in England and Wales. Registration Number OC302092. April 19, 2024