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## LAND ALLOCATED FOR RESIDENTIAL DEVELOPMENT SEEKING A CARE HOME SCHEME AND/OR A RESIDENTIAL SCHEME SUBJECT TO PLANNING

OFF MAIN ROAD | SWARDESTON | NR14 8DR

Site extends to 2.7 hectares (6.6 acres) with further potential extension of approximately 2 acres (0.8 hectares) subject to allocation and/or planning.

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**Guide Price £2,200,000**

## LOCATION

The land is a corner site, north of the village, with road frontage onto Main Road and Gowthorpe Lane, Swardeston. The village of Swardeston lies to the south of Norwich off the A47 southern bypass. The village is connected by the B1113, which connects into the A140 giving direct access to the centre of Norwich some 4.5 miles to the north.

## DESCRIPTION

The land is a greenfield site currently used for arable production. It is bordered by mature hedging where it fronts Gowthorpe Lane and Main Road. There is also hedging and mature trees to the south of the site providing a natural boundary between the land and the neighbouring properties.

## PLANNING

The land falls within the planning jurisdiction of South Norfolk Council. The current adopted Local Plan identifies this land as SWA1, and refers to Policy 15 of the Joint Core Strategy identifying Swardeston as a Service Village in which land will be allocated for small scale housing growth during the period 1<sup>st</sup> April 2008 to 31<sup>st</sup> March 2026.

### Policy SWA1, Land on Main Road, Swardeston

The site lies to the south-east of the junction between Main Road and Gowthorpe Lane. The land amounts to some 2.7 hectares (6.67 acres) is allocated for housing and associated infrastructure. This allocation could accommodate approximately 30 dwellings reflecting density and development elsewhere in the village. The development of this site is required to ensure the following:

- Historic environment records to be consulted to determine any need for archaeological survey prior to development.
- Norfolk Minerals and Waste Core Strategy Policy CS16 applies as this site is underlain by safeguarded mineral resources.
- Waste-water infrastructure capacity must be confirmed prior to any development taking place and this should include sustainable urban drainage systems.

## CARE HOME USE

The vendors preference is for the site, or part of it to be used for a Care Home provision. No direct discussions have been had with Planning Officers with regard to a Care Home provision on the site, however, it is believed that this use type would be compatible with its residential allocation.

## RESIDENTIAL DENSITY

The site allocation has a stated number of houses of up to 30 dwellings. Although no direct discussion has been had with the Local Planning Authority it is expected that they would be prepared to consider a higher density in view of the wider pressure for housing delivery.

## LAND EDGED BLUE ON THE PLAN

The land edged blue has a countryside allocation and is in the same ownership as the land edged red. Access to this land will be retained via a right through the allocated land for the benefit of future development. The vendors are open to proposals for an Option Agreement on this land in favour of the purchasers of the allocated element.

## METHOD OF SALE

Interested parties should make their own enquiries direct with the Local Planning Authority whether that be for a care home or residential use or a mixture of the two. Although the vendors preference is for some form of care home either on all or part of the site, they are open-minded and also interested in schemes that are purely for residential development. It is proposed that the allocated land will be sold on a conditional contract, subject to planning basis, with the purchase price having been agreed in advance of entering into the conditional contract.

## VAT

The guide price quoted in these particulars of sale is exclusive of VAT. It is understood that the land is not currently elected to charge VAT although the vendor's reserve the right to do so prior to any sale.

## ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

## VIEWING AND FURTHER INFORMATION

The land can be viewed from the roadside. However, should any party wish to access the land they may do so on foot only, with a copy of the particulars to hand. No vehicular access will be allowed.

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