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## **Foster Close, Ormesby St Margaret, Gt Yarmouth NR29 3PP**

### **For Sale**

#### Residential Development Opportunity

- Planning consent for 40 new build dwellings
- Greenfield site
- Close to Broads National Park
- Prime village location

**2.70 Hectares (6.70 acres) approx**



### Location

Ormesby St Margaret is a prime Broads village located 7 miles north of Great Yarmouth and 20 miles east of Norwich. A popular and bustling village with all amenities.

The famous Norfolk Boards are close by and the Norfolk Coastline is within 1 mile.

### Description

A greenfield site comprising the former garden of an adjacent property together with an adjoining meadow all extending to approximately 2.70 hectares (6.7 acres).

Access is provided via Foster Close which in turn is accessed via Station Road, a sought after address within the village. The site is regular in form with an approximate width of 114 metres and a depth of 245 metres.

### Planning

The site has been subject to two planning applications:

1. Planning consent 06/17/0028/O – confirms the outline consent for the development of 7 large detached dwellings accessed via Foster Close. A further detailed application 06/19/0161/D confirmed reserved matters decided on 12 November 2019. Planning application 06/21/0290/CD for discharge of conditions has been submitted and validated on 12 April 2021.
2. Planning application 06/20/0156/O – confirms the application for a residential development of 33 dwellings of mixed sizes all accessed via Foster Close using a single estate road. This application received Development Control Committee approval on 25 November 2020.

A draft Section 106 document is in circulation which states contributions as follows:

- 8 affordable housing units
- Library contribution - £75 per dwelling
- Natura 2000 contribution - £110 per dwelling

### Information Pack

All planning and technical information is available to download through our on line data room. Please call or email to register your interest and receive the pack.

### Services

To be confirmed

### Easements/Right of Way

The title will be sold with the benefit of all easements, covenants and rights of way whether known or unknown.

### Method of Sale

We have been instructed to market the site for sale freehold by way of private treaty with Price on Application. The property is available as a whole only.

### Tenure

The property is freehold and vacant possession will be given upon completion.

### VAT

VAT will not be charged on the purchase.

#### 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 of 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, Norfolk NR3 1AB. Registered in England and Wales. Registration Number OC302092. These particulars were prepared in May 2021.

### Legal Costs

Each party will be responsible for their own legal costs.

### Viewing & Further Information

Strictly by appointment with the joint sole selling agents.

#### Brown & Co

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#### Andrew Haigh

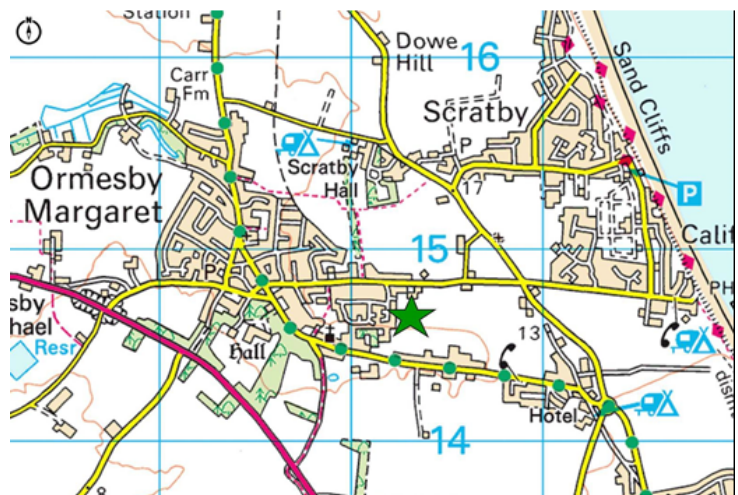
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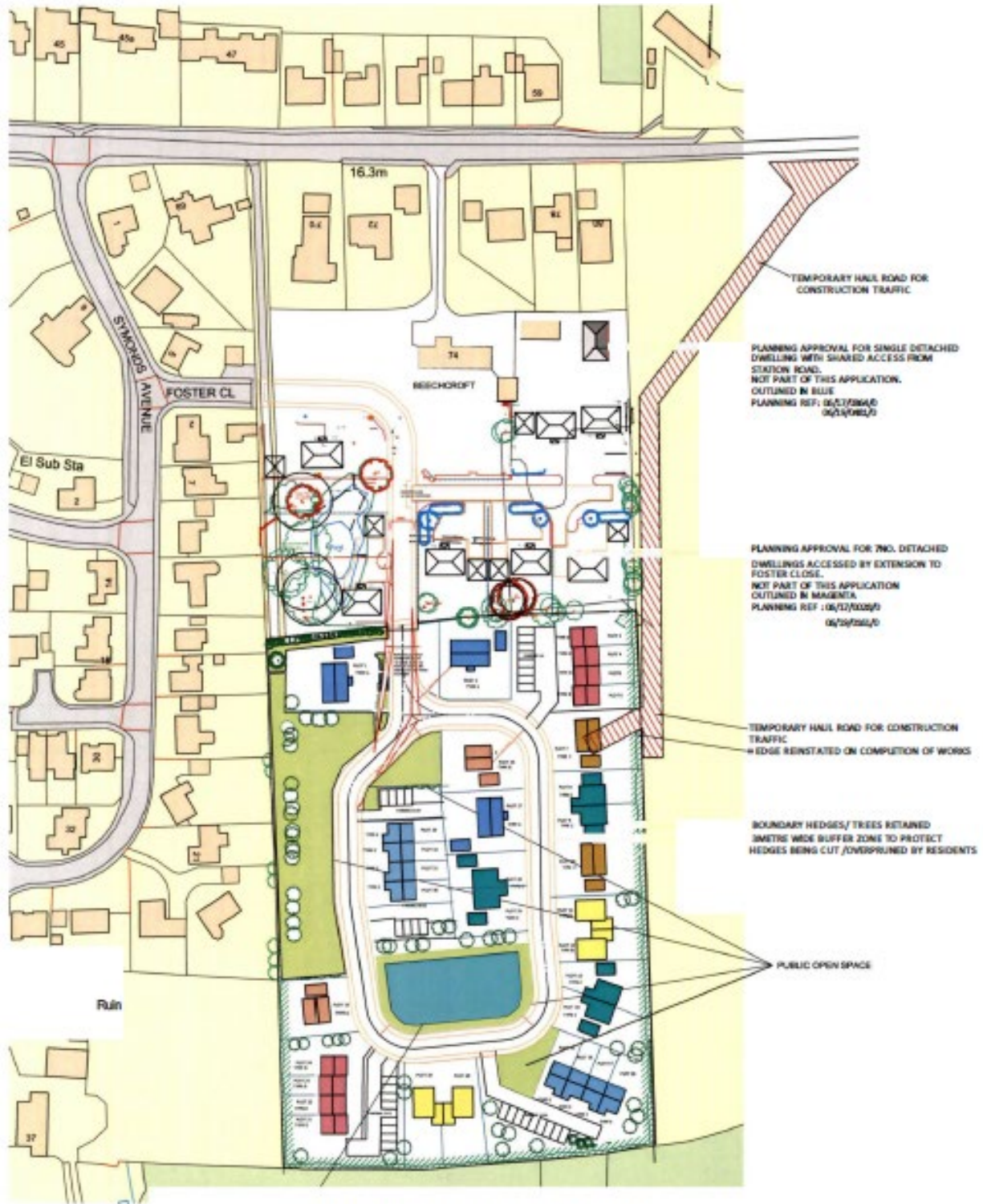
#### Dan Bycroft

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### Indicative Layout



NB: There is no agreement in place for a haul road.

1027

TYPE A		4 BED DETACHED	TYPE D		2 BED TERRACE (AFFORDABLE)	TYPE F		3 BED DETACHED
TYPE B		3 BED SEMI DETACHED	TYPE E		3 BED TERRACE	TYPE G		2 BED DETACHED
TYPE C		2 BED SEMI DETACHED						