



DEVELOPMENT SITE, ATTLEBOROUGH ROAD, GREAT ELLINGHAM

DESCRIPTION

The site extends to approximately 3.15 hectares (7.78 acres). It comprises part brownfield and part greenfield land, the former being the Mellor Metals scrap metal recycling yard and the latter pasture land. The site is generally flat other than for a gentle slope west to east. The western frontage of the site comprises five existing dwellings which are to be retained by the owners, although some could be made available by separate negotiation.

LOCATION

The site is situated on the eastern edge of Great Ellingham, on the north side of the B1077 Attleborough Road. Great Ellingham is 2.50 miles North West of Attleborough, 12 miles from Dereham and approx. 17 miles south west of the City of Norwich. The site is a semi-rural location less than 1.70 miles from the A11 trunk road.

TENURE AND POSSESSION

The property is freehold and vacant possession will be given according to an agreement relating to the cessation of the Mellor Metals site after completion.

METHOD OF SALE

The property is offered for sale by private treaty as a whole.

PLANNING

The site benefits from outline planning permission for up to 75 dwellings granted on the 7th April 2017 from Breckland District Council under reference 3PL/2016/0648/O. All other matters are reserved.

The proposed net density amounts to 25 dwellings per hectare including the existing five dwellings. The concept is for a single point of vehicular access, integration of walking and cycle links, public open space and a variety of housing types, sizes and tenure.

AFFORDABLE HOUSING

The current proportion of affordable housing proposed is consistent with Breckland Council's affordable housing policy at 40%. The mix is 65% rented and 35% intermediate housing. The Local Authority has previously discussed viability, although the Valuation Office acting on their behalf confirmed 40% to be appropriate.

The owners are currently undertaking detailed intrusive contamination and ground surveys with which to enter more informed discussions and we hope to identify a preferred bidder to engage with the process to add value and work up a detailed scheme.

Although the principle bid should be in accordance with the permission, to assist with the decision it would be helpful to receive alternative bids at various revised levels of affordable housing; assuming 30%, 20% and 10%.

INFORMATION PACK

A website comprising the Planning permission, application, the technical information together with other supporting information is set up at <https://docs.brown-co.com/>

User name and password are available from the vendors' agent.

WAYLEAVES, EASEMENTS RIGHTS OF WAY

The site is sold subject to and with the help and benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easement, quasi-easements and all wayleaves whether referred to or not in these particulars.

SERVICES

Mains electricity, a mains water supply and mains drainage are available on site.

S106

The S106 includes the affordable housing proportions and categories, open space requirements and contribution, educational contribution and a library contribution.

PLANS, AREAS & SCHEDULES

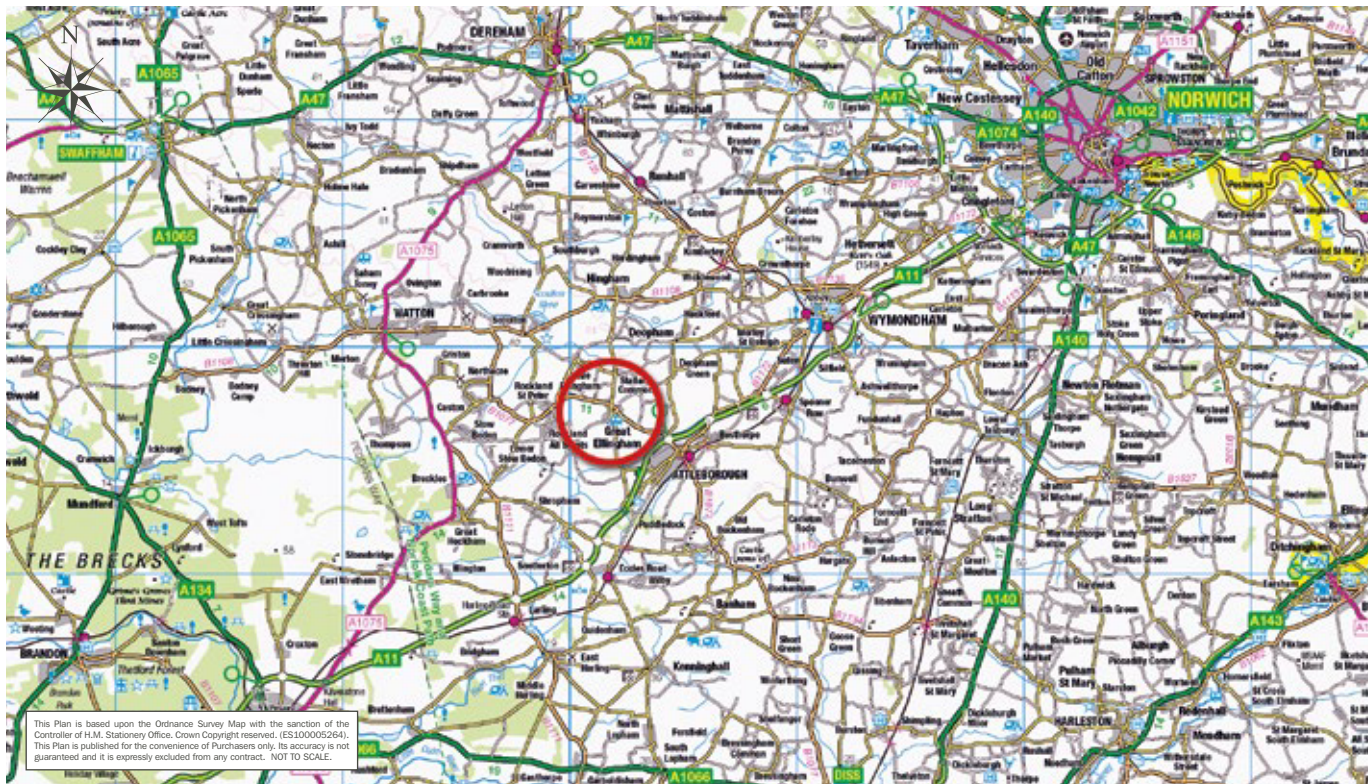
These have been prepared as carefully as possible and are based on the Ordnance Survey scale plans.

CIL

There is no C.I.L chargeable in relation to this site under the terms of the existing planning permission.

VALUE ADDED TAX

VAT is likely to be charged on the purchase.



DISPUTES

Should any dispute arise as to the boundaries or any point arising in these particulars, schedule, plans or interpretation of any of them the question shall be referred to the arbitration of the Selling Agent, whose decision acting as expert shall be final. The buyer shall be deemed to have full knowledge of all boundaries and neither the seller nor the seller's agents will be responsible for defining the boundaries or the ownership thereof.

VIEWING

Viewing is by appointment only through this office.

HEALTH & SAEFTY

Viewers should be careful and vigilant whilst on the site of which part is an operational metal recycling plant. Access is available by appointment. Neither the seller nor the selling agents are responsible for the safety of those viewing the property without accompaniment and accordingly those viewing the property do so at their own risk.

AGENTS

Messrs. Brown & Co LLP
The Atrium, St Georges Street,
Norwich
NR3 1AB
Email – Charles.birch@brown-co.com
Number – 01603 629871

SOLICITORS

Messrs. Leathes Prior
74 The Close,
Norwich,
Norfolk,
NR1 4DR
Email – wiley@leathesprior.co.uk
Number – 01603 610911





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 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. Any person inspecting the property does so entirely at their own risk. 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: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in JULY 2017.