

LAND AT WOOD LANE JUNCTION, FRANS GREEN, HONINGHAM, NORFOLK PROPOSED COMMERCIAL DEVELOPMENT LAND

- Excellent location at A47 & Western Link Junction
- Suitable for a wide variety of commercial uses, subject to planning
- Up to approx. 14 acres, may split
- Initial expressions of interest invited

FOR SALE | 14 acres (5.67 hectares)

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Location

The land is situated fronting Wood Lane at its junction with the A47, approx. 8.5 miles to the west of Norwich and 7 miles to the east of Dereham.

A scheme by Highways England has been confirmed by the Secretary of State for Transport, to widen and dual the A47 between Easton and East Tuddenham, with works scheduled to commence early 2023 and complete late 2024.

As part of the works a new grade separated junction will be built, and the subject site will be accessed off a new spur road off the northern roundabout via Wood Lane.

In addition, there are proposals to connect the A47 to the NDR (Northern Distributor Road) to the north of the city via the "Western Link". Timing is yet to be confirmed but likely to be 2026.

The subject site will be easily accessible from both the A47 and the proposed Western Link.

The Property

The land is currently agricultural land, and the site gently slopes from north to south. The intention would be to create a new access into the site off Wood Lane.

Up to approx. 14 acres (5.67 hectares) may be available for development either as a whole, or in part, subject to planning.

Town & Country Planning

The local planning authority is Breckland District Council who can be contacted via:-

Tel 01362 656870

Website www.breckland.gov.uk

The land is not allocated and does not benefit from any planning consent at present.

Following the A47 dualling and the creation of the Western Link, the site may suit development, subject to planning for various uses to include roadside, leisure, industrial, storage and commercial, and interested parties are invited to discuss their proposals with the sole selling agents in the first instance.

Tenure/Proposal

Offers are invited for the purchase of the whole or part of the site. Please contact the sole selling agents for further details.

VAT

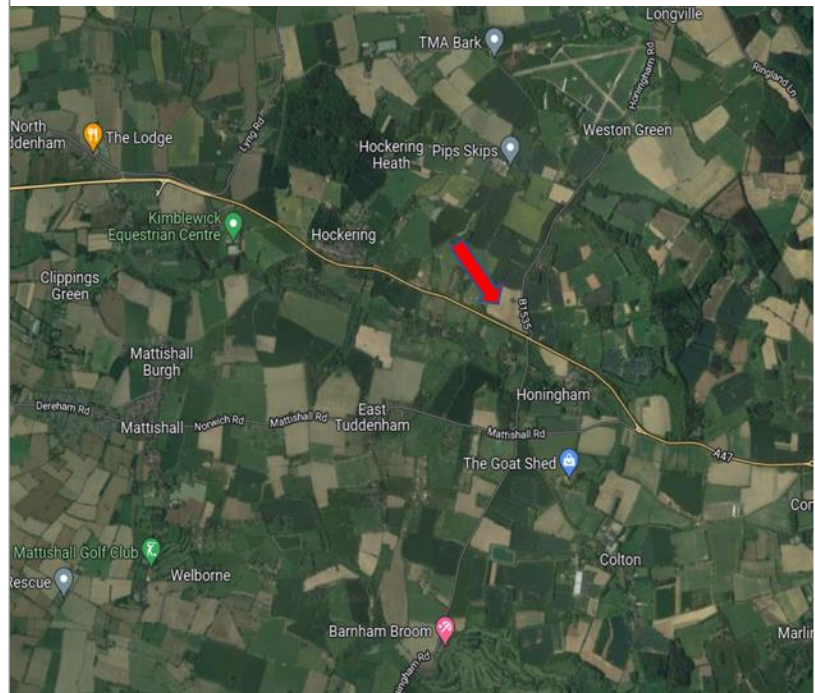
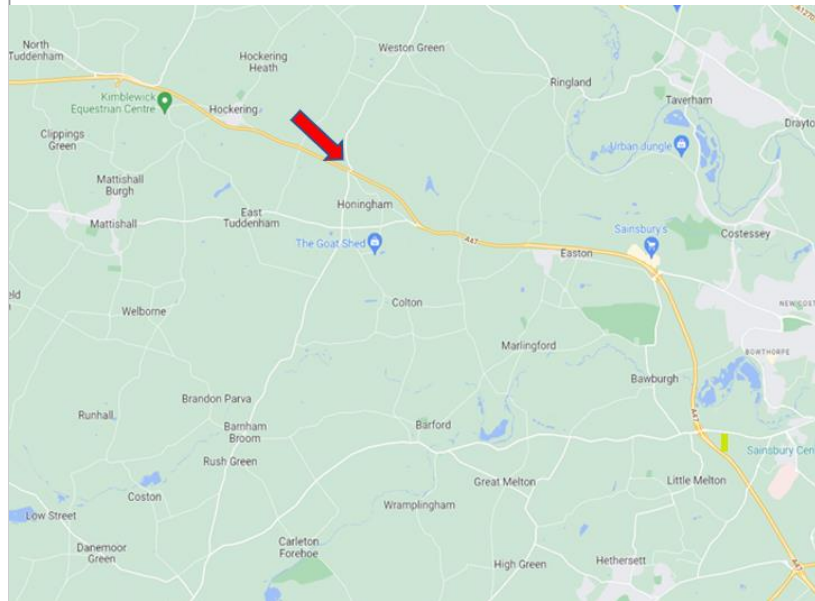
The VAT status of the land is to be confirmed.

Easements/Wayleaves/Rights of Way

The site will be sold with the benefit of any easements, wayleaves, covenants and rights of way, whether known or unknown.

Legal Costs

Each party will bear their own legal costs incurred in documenting the transaction.



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