

**Cruso & Wilkin**

**RESIDENTIAL DEVELOPMENT OPPORTUNITY**  
**Narborough, Swaffham, Norfolk**



## Outline Planning Consent for 40 Residential Units - 1.91 hectares (4.72 acres) Development Land

### Location:

The land, as identified on the attached Land Ranger Plan, is located to the west of Chalk Lane in the village of Narborough and abuts the current southern settlement boundary of the village. The nearest towns are Swaffham (6 miles) and King's Lynn (11 miles) The city of Norwich is approximately 33 miles to the east.

### Description:

The land extends in all to 1.91 hectares (4.72 acres) and is currently used for arable cropping. It is bordered to the south by arable farmland; a railway embankment on the western boundary with Chalk Lane acting as the eastern boundary.

### Village Amenities:

Narborough village has many local amenities including a Church, Doctor's Surgery, Primary School, Public Houses, Post Office and Shop, together with the Community Centre and adjoining Recreation Ground situated directly opposite the land. Larger shopping outlets are available in either King's Lynn and Swaffham, including supermarkets, high street stores and national chains. The Narborough Trout Lakes and the Nar Valley Way are easily accessible from the village. Frequent bus routes connect Narborough with the local towns, and King's Lynn Railway Station which runs regular services to London, Cambridge and Ely.

### Directions:

From Swaffham take the A47 towards King's Lynn for approximately 4 miles. Take the exit onto Swaffham Road leading into the village of Narborough. At the village crossroads turn right onto Chalk Lane. The land is located approximately 1/2 mile further along, on the right-hand side.

### Services:

The land does not have direct connections to any services. Potential Purchasers should make their own enquiries to the relevant authorities, as required.

### Planning:

The land has the benefit of Outline Planning Consent for the erection of 40 residential dwellings; Breckland Planning Reference Number 3PL/2015/1180/O.

### Section 106 Agreement:

The land also has the benefit of a Deed of Agreement under Section 106 of the Town and Country Planning Act 1990. A copy is available upon request from the Agent.

### Development Covenant:

The property will be conveyed subject to a development covenant whereby, in the event of the Purchaser obtaining a revised planning consent for additional dwellings, including social housing, the Vendors will be entitled to an uplift payment. Further details are available from the Agent.

### Approval of Plans:

The Vendors will reserve the right to approve the detailed plans which will be required to provide access to the land south of the development site, as referred to below.



**Easements, Covenants and Rights of Way:**

The site will be sold subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other rights whether mentioned in these particulars or not.

**Plans, Areas and Schedules:**

These have been prepared as accurately as possible and are published for administrative purposes only and although are believed to be correct, their accuracy is not guaranteed.

**Measurements and Other Information:**

All measurements are approximate. While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you please contact this Office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

**Tenure:**

The property is freehold and offered with the benefit of vacant possession upon completion.

**Reserved Access:**

The Vendors will reserve a right of access over the land to be conveyed in order to access and develop the retained land to the south. Further details available from the Agents.

**Method of Sale:**

The property is offered for sale as a whole. The property is offered initially for sale by Private Treaty although the Vendors and their Agents reserve the right to seek best and final offers or Auction within a pre-determined timescale. It is anticipated that completion will be agreed with the Purchasers, together with the timing of exchange of contracts, at the same time as conclusion of terms.

**Value Added Tax:**

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property or part of the property becomes a chargeable supply for the purposes of VAT, such tax will be payable (or become payable) by the Purchaser in addition to the purchase price. It is not anticipated VAT will be applicable in this sale.

**Statutory Authorities and Other Relevant Addresses:**Norfolk County Council

County Hall, Martineau Lane, Norwich, Norfolk, NR1 2DH

Tel: (01603) 222222

Breckland Council

Elizabeth House, Walpole Loke, Dereham, Norfolk, NR19 1EE

Tel: (01362) 656873

Environment Agency

Kingfisher House, Goldhay Way, Orton Goldhay, Peterborough, PE2 7ZR

Tel: (01733) 371811

**Viewing:**

The property may be viewed during daylight hours, with a copy of these particulars in hand, subject to prior appointment with the Agents, Cruso & Wilkin. Please contact either Jonathan Fryer on email: [jgf@crusowilkin.co.uk](mailto:jgf@crusowilkin.co.uk) or Megan Scourfield on email: [mes@crusowilkin.co.uk](mailto:mes@crusowilkin.co.uk) or tel. 01553 691691.

**Money Laundering Regulations:**

Intending Purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also be undertaking external credit checks with Smart Safe. This will not affect a Purchaser's Credit Rating.

**Important Notices:**

Cruso & Wilkin for themselves and for the Vendors or Lessors of this property, whose Agents they are, give notice that all statements contained in these particulars as to this property are made without responsibility on the part of Cruso and Wilkin, their joint Agents or the Vendors or Lessors. 1. These particulars are set out as a general outline for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. All descriptions, dimensions and references to conditions necessary permission for use and occupation and other details are given, having (for the purposes of Consumer Protection from Unfair Trading Regulations 2008) taken all reasonable steps to avoid committing an offence. Nonetheless, such statements do not constitute any warranty nor representation by the Vendor. Further, such statements are accurate only to the best of the present information and belief of the Vendor. We have not been instructed to carry out a physical survey of the property, a structural survey, nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over or attached to the property (whether referred to or not within these particulars). 3. No person in the employment of Cruso & Wilkin has any authority to make or give any representations or warranty whatever in relation to this property, nor is such representation or warranty given by Cruso & Wilkin or the Vendors of the property.



