



FOR SALE
SWAFFHAM RACEWAY
SWAFFHAM, PE37 7QE

Location:

The property is located to the west of Swaffham town centre off the A1122 Swaffham Road. The property is approximately 2.5 miles west of the market town of Swaffham on the A1122 and close to the junction with the A47. Swaffham is a market town with a population of approximately 8500, located midway between Dereham and Kings Lynn on the A47. The town is home to a number of supermarkets including Waitrose and Tesco with a wide range of retail and leisure facilities.



Description:

Swaffham Raceway is recognised stock car and banger racing track with associated greyhound racing. The facility extends to approximately 12 acres and includes track, parking, stadium and ancillary accommodation, which includes a self-storage facility.

The stadium has been comprehensively refurbished over the past 12 months with new bar, windows and painted external cladding.

The stadium is well regarded, with other stadium in Norfolk, including Kings Lynn and Great Yarmouth.

The property has seen an on-going maintenance programme to enhance the facilities.

The floor areas for the units are:

Accommodation:

	Sq m (GIA)	Sq ft (GIA)
The Stadium	322.68	3473
Stores and Workshops	189.62	2041

Services:

The property benefits from main electricity, with water from a private supply and drainage to a private system.

Planning and Uses:

The property has planning consent for existing use of greyhound racing and stock car racing, which was granted in 1987. Further planning consent was granted in 2016 for the erection of premises for poultry and livestock auctions (sui generis use) with opportunity for further enhancement of the site, subject to suitable planning consent. The site is brownfield and located adjacent to existing commercial uses.

Business Rates:

The property has a rateable value of £10,000.
This is not the actual rates payable.

The existing rates are below £12,000 and therefore may be subject to small business rates relief, where no rates are payable.

Planning and development:

The property sits adjacent to land where agricultural buildings have recently been granted consent for use for B8 storage. Swaffham has a number of allocated sites for employment development, but there are no brownfield sites which offer large scale development opportunities with good access to the A47. In our opinion the property offer medium term development opportunities.

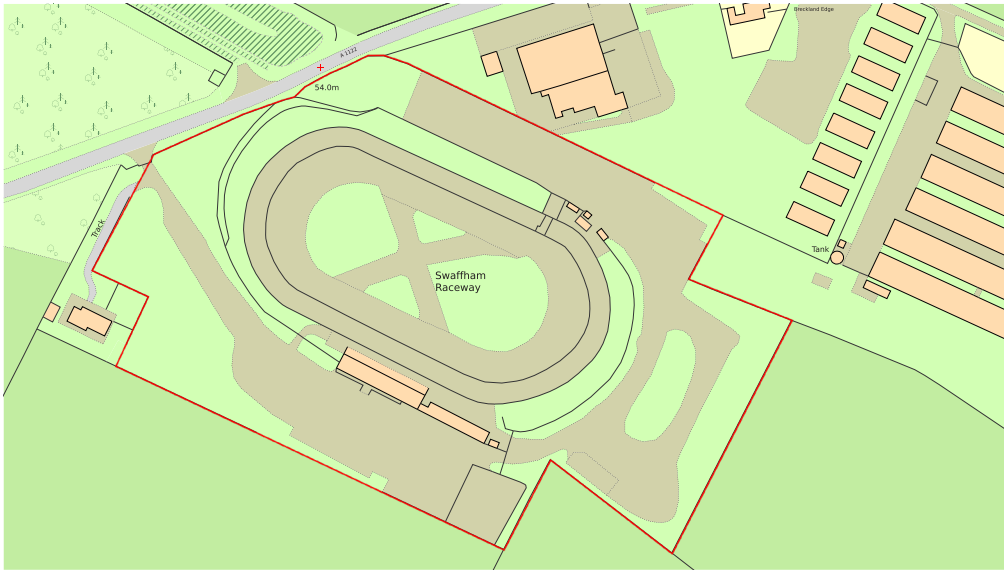
Adjacent property:

Adjacent to the property is a 4 bedroom house and 1 bedroom flat situated in 0.75 acres.





OS Plan:



Tenure and Terms:

The freehold interest is for sale either:

- A) with vacant possession or
- B) the owners would consider leasing the property, subject to suitable terms

The property is available at £1,600,000.

Energy Performance Certificate (EPC):

To be provided.

Anti-money Laundering:

In accordance with the latest Anti Money Laundering Legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

Legal Costs:

Each party is to be responsible for their own legal costs incurred in the transaction.

Further information:

For further information, or to arrange a viewing, please contact the sole agents.

Roche

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