



Location

Wymondham is a thriving market town located approximately 9 miles south of Norwich and is the largest settlement in the South Norfolk district with a resident population of 14,405 (2011 census). Being located on the A11 corridor, the town has the benefit of good road links to the city of Norwich and to the south. The town has been, and continues to be, subject to significant housing development with some 2,200 new homes currently being proposed within the council's Area Action Plan.

The site is located approximately one mile to the south-west of the town centre, on London Road, which provides good access to the town, the main A11 trunk road and the train station.

Description

The property comprises a greenfield development site forming part of the wider William's Park residential scheme being undertaken by Lovell. The site is allocated as a neighbourhood centre, and occupies a prominent corner position at the entrance to the scheme and adjacent to a proposed 66-bed care home development. The site has the following benefits:

- Clear, open and level site on former greenfield land
- Part of a wider scheme for 335 dwellings
- Ability to connect to main services
- Outline planning consent for a variety of uses
- Prominent position within accessible and popular location

Accommodation

The site has a gross area of approximately **1.4 acres (0.57 hectares)**.

Tenure

The property is being offered for sale, on a freehold basis. Both conditional and unconditional offers are invited. The vendors will require evidence of due diligence and planning enquiries is submitted prior to accepting any offer.

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

Price

On application

Energy Performance Certificate

Not applicable.

Rates

The property does not currently have a rating assessment.

Planning & Uses

The site is allocated within the wider development as a neighbourhood centre with outline consent for uses falling within use classes: A1, A2, A3, A4, A5 and/or B1 and/or D1. We recommend interested parties verify this with the local planning authority (South Norfolk Council) and make their own enquiries regarding any proposed development.

Viewings & Further Information

Graham Jones

01603 756338 / 07496 164609

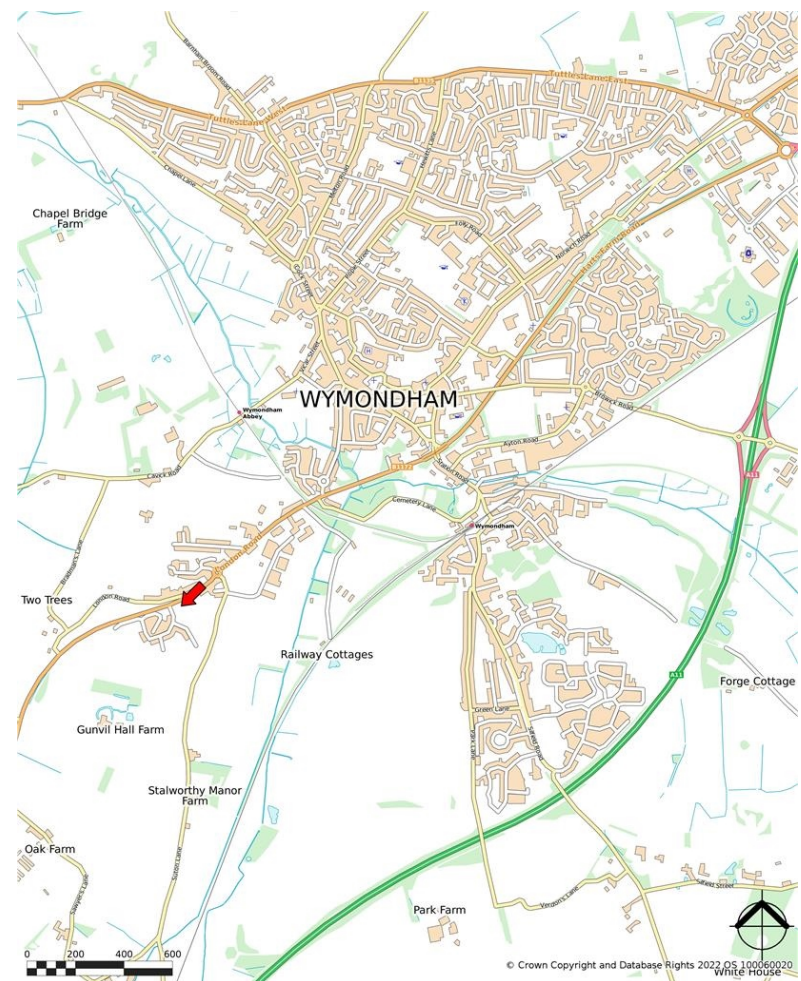
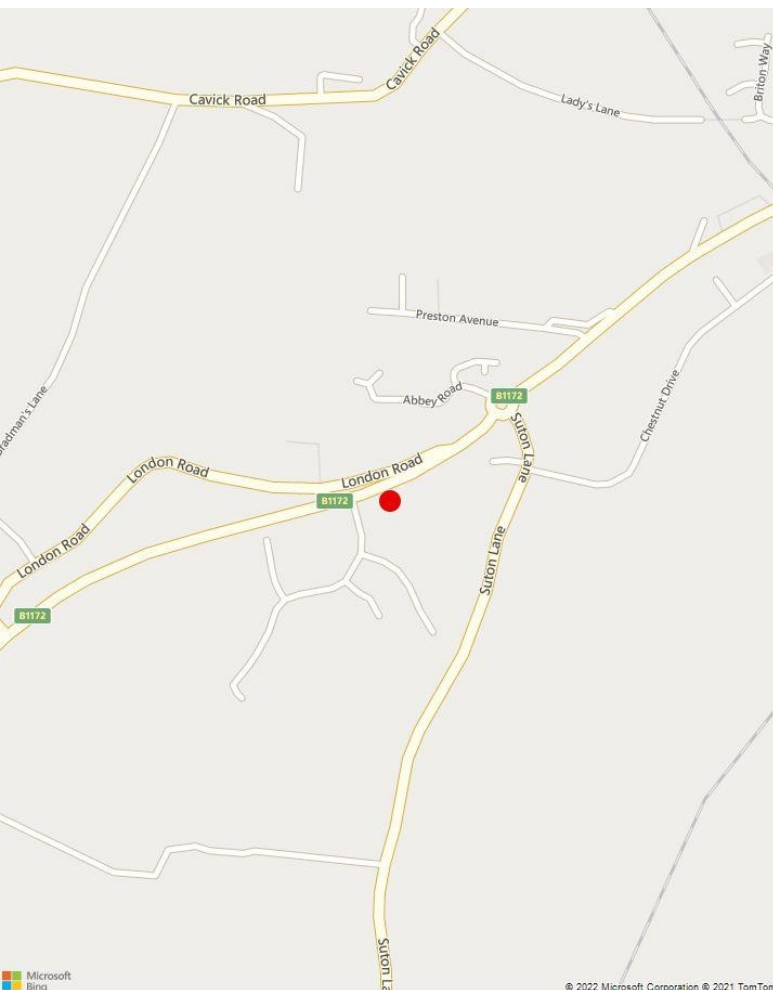
grahamj@rochecs.co.uk

Service Charge

Not applicable.

Legal Costs

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



SUBJECT TO CONTRACT

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleasecode.co.uk



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