

Heath Farm, Holt NR25 6JU

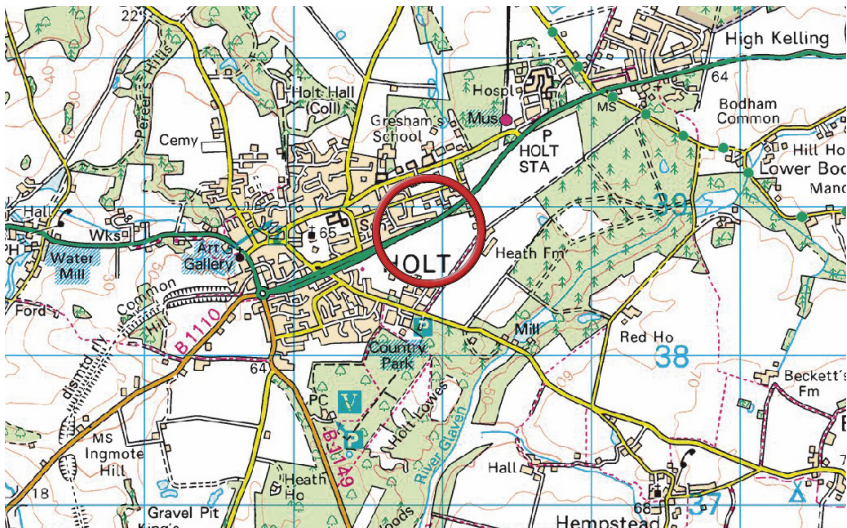
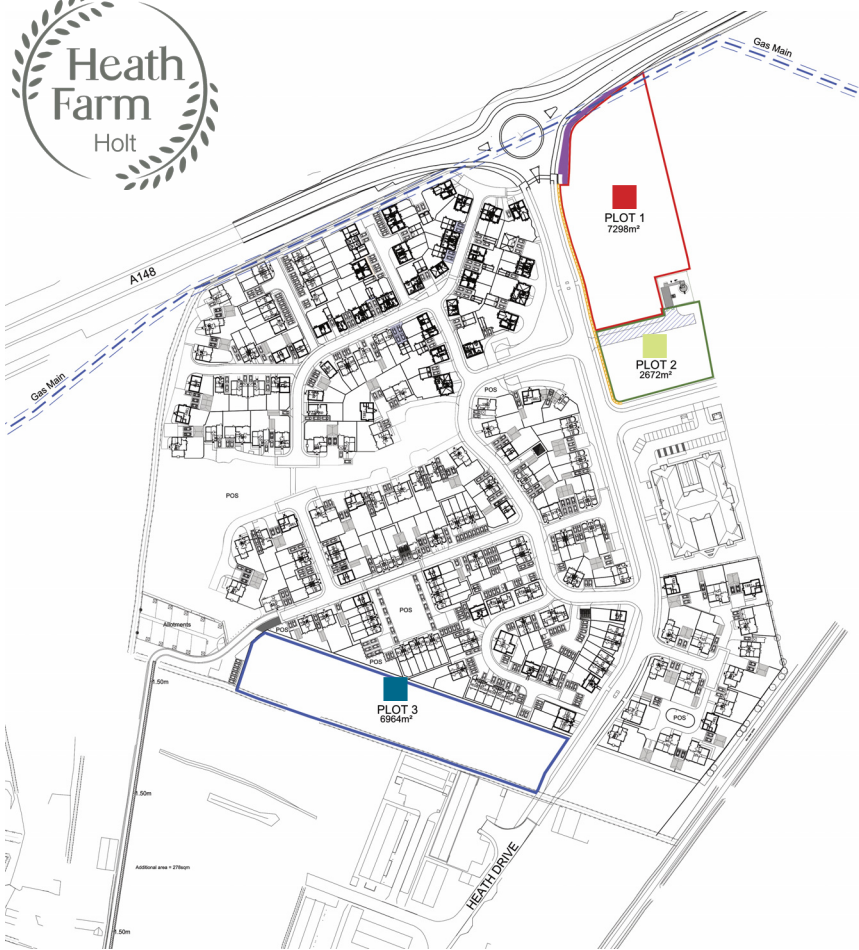
Plots for hotel, leisure and employment uses

Approximately 0.66 to 1.8 acres (0.26- 0.69 hectares)

- Prominent development on A148 Holt bypass
- Adjacent to newly developed housing
- Suitable for hotel, leisure and other commercial uses, STP
- Attractive market town in popular tourist area



FREEHOLD FOR SALE



Location

Holt is a prosperous and popular market town, arguably the strongest of its size in Norfolk. Its micro economy is significantly strengthened by its location in the popular tourist area of North Norfolk and being the location of Gresham's School. The town's popularity is evidenced by a thriving retail centre, high visitor numbers and a strong housing market.

The popular seaside towns of Sheringham and Cromer are within 10 miles of Holt and Norwich is approximately 22 miles to the south.

Heath Farm

The plots form part of the Heath Farm development area on the east side of Holt town centre, immediately to the south of the A148 bypass which leads to Cromer. A new roundabout junction has been created on the bypass to provide access to the development area and the plots are located on Nightjar Road, the new road running from the bypass to Hemstead Road.

The Heath Farm development extends to over 35 acres and with the initial infrastructure in place, Lovells have built the first phase of over 200 new houses. Plot 2B has been developed with a care home.

The site has had planning consent for up to 215 new dwellings, public open space and employment land for a variety of potential uses.

The Plots

The plots are shown on the attached plan. Their site areas and current status are as follows:

Plot	Size-acres	Size-hectares	Status
1	1.8	0.72	Under offer
2	0.66	0.26	Enquiries invited, pending sale of Plot 1
3	1.72	0.70	Enquiries invited

Services

Mains water, drainage, gas and electricity are understood to be available in the vicinity of the plots although interested parties are encouraged to make their own enquiries of the utilities suppliers to verify the availability and capacity of supplies.

Tenure

Freehold.

Planning

The property has had the benefit of planning consent for a range of uses, including Use Classes A3, A4, B1, B2, B8, C1, C2, D1 and D2 from North Norfolk District Council by virtue of Application PO/16/0253 approved on 15th August 2016. (The consent is understood to have expired.)

Price

Upon application.

VAT

Prices are exclusive of VAT which the Vendor reserves the right to levy at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs incurred in the case of unconditional transactions.

Viewing

Strictly by appointment through the joint sole selling agents:

Roche

James Allen
01603 756332
 jamesa@rochecs.co.uk

Ceres Property

Iain Halls
07739 262700
 iain.halls@ceresproperty.com



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