

FOR SALE FREEHOLD WITH VACANT POSSESSION

LAND AT ATTLEBOROUGH

Carver's Lane, Attleborough, NR17 1AB

 **WHAT3WORDS LOCATION: TRUDGES.AIRBAG.SHOWER**



Key Highlights

- Full implemented planning permission for 91 dwellings (ref. 2014/1264/F)
- Site area approx. 9.21 acres
- Prime A11 corridor location
- Established residential area
- 30% affordable contribution (27 dwellings)
- Offers sought on an unconditional basis
- Building Regulations and Section 38, 104, 185 and 278 agreed

SAVILLS NORWICH
Lawrence House
5 St St Andros Hill NR2 1AD
+44 (0) 1603 229 229

HAZELLS
The Annex, Brackland
Bury St Edmunds, Suffolk, IP33 1EL
+44 (0) 1284 702 626

[savills.co.uk](https://www.savills.co.uk)



Location

Attleborough is a popular market town with excellent transport links situated 15 miles to the south west of Norwich. The town lies in the prime A11 corridor and adjoins the A11 trunk road providing easy car access to Norwich and Cambridge. The site is located to the west of the town centre and has good access routes onto the A11. As well as road links there is a train station that provides a regular service to Norwich and Cambridge.

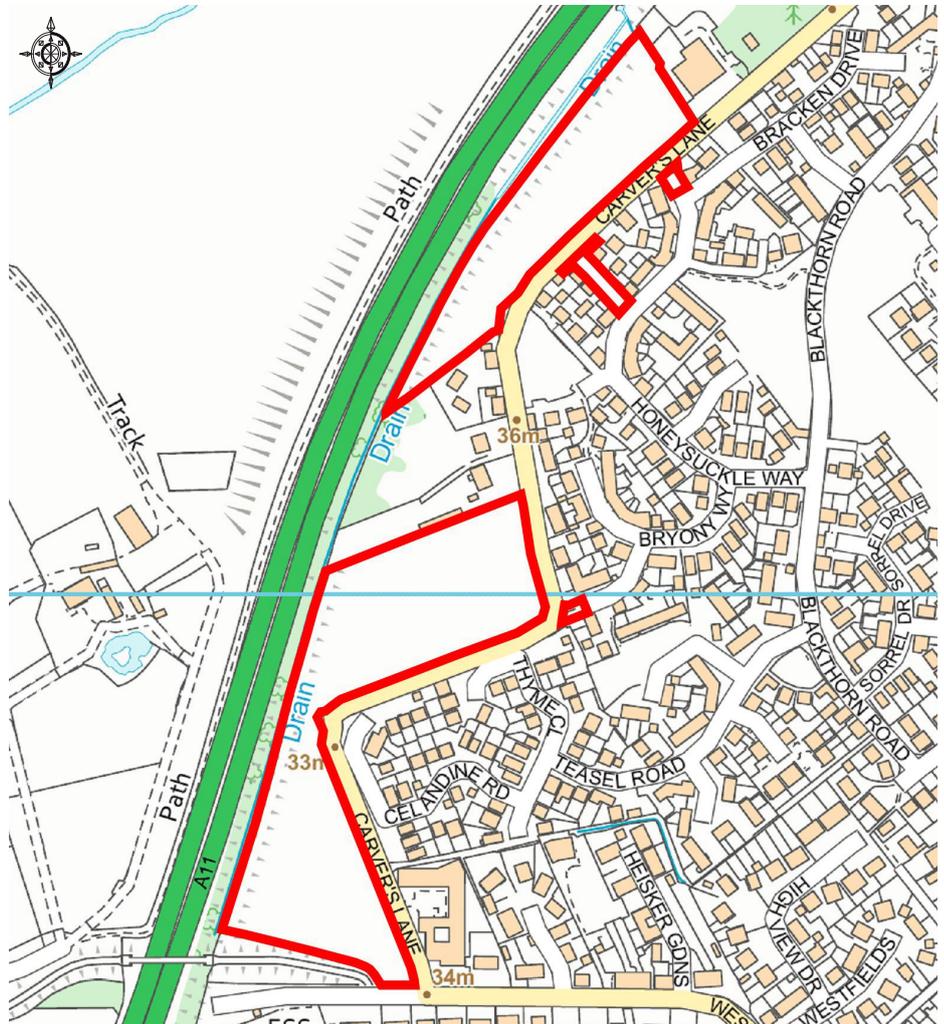
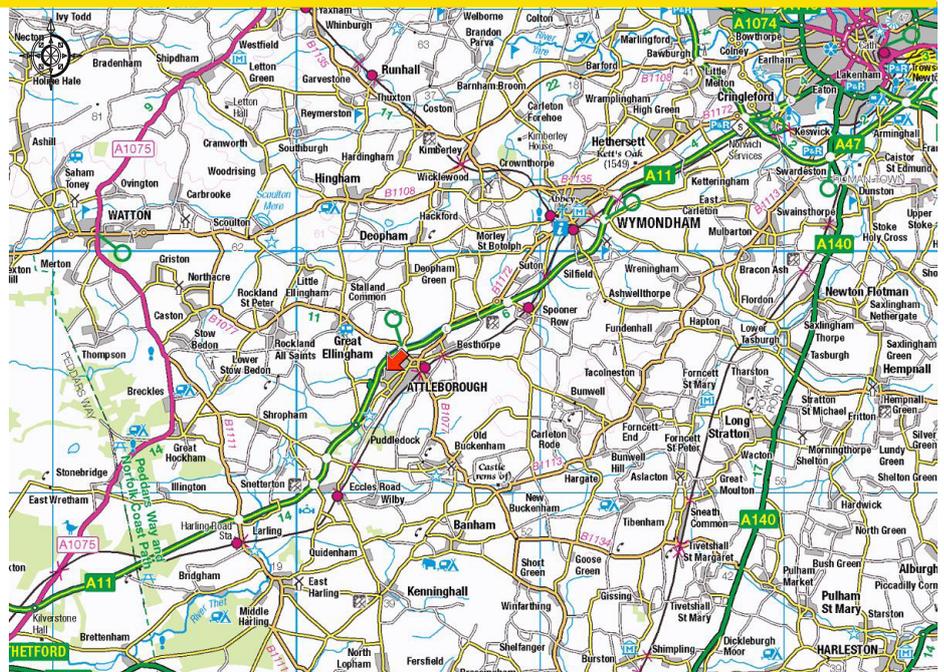
Journeys to Norwich start from 22 minutes by train, with easy links to London via both Cambridge and Norwich. Due to the good provision of road and rail links, Attleborough is an ideal commuter location. Stansted Airport is approximately 69 miles to the south of the town.

The town centre has a good range of shops including Sainsbury's and Lidl. Attleborough has a good level of amenities with four schools, pubs, restaurants and sports facilities. The new Rosecroft Primary School is within walking distance of the development site.

Description

The property comprises two parcels of land. They are situated to the west of the town centre with the A11 trunk road forming the western boundary to each. Carvers Lane forms the eastern boundary and beyond that is a large residential area. To the south is Grosvenor Park, a current scheme being built by Taylor Wimpey.

By reference to the Ordnance Survey extract, we calculate that the property has a total gross area of 3.73 hectares (9.21 acres).



SAVILLS NORWICH
Lawrence House
5 St St Andrew Hill NR2 1AD
+44 (0) 1603 229 229

HAZELLS
The Annex, Brackland
Bury St Edmunds, Suffolk, IP33 1EL
+44 (0) 1284 702 626

savills.co.uk



Planning

The site has implemented full planning permission, ref. 2014/1264/F. This was granted on 29/07/2016 for: "The erection of 91 no. dwellings, access roads, alterations to Carvers Lane, open space, landscaping and associated works."

The permission is subject to a number of conditions, the majority of which are considered standard for the scale and type of the proposed development, some having been discharged already. The scheme will consist of a mix of two to five bedroom dwellings, 64 open market and 27 affordable housing. The average size of the open market units is 104.17 sq m (1,121 sq ft). Full planning information can be found in the dataroom.

Breckland council confirmed on 8th January 2019 that the planning had been implemented. The planning has been implemented under the 2010 building regulations.

Services

Mains electricity, water and drainage are understood to be available to service the site. Interested parties should satisfy themselves that these services are available for connection and are adequate for their own intended purposes.

Tenure

Freehold with vacant possession.

Legal Costs

All parties to be responsible for their own legal costs.

Data Room

Further information relating to the planning permission on the site can be accessed via this link:

<https://sites.savills.com/Attleborough>

Viewing

The site may be viewed from Carvers Lane during daylight hours. Parties that are interested in entering the site must organise this through either of the joint agents Savills or Hazells.

Tender Process

The site is being offered for sale via informal tender. Offers will be invited for the freehold interest on an unconditional basis. The initial offers deadline will be confirmed by Savills and Hazells on request.



Contact

George Craig

+44 (0) 1603 229 217
george.craig@savills.com

Richard Shuldham

+44 (0) 1603 229 231
richard.shuldham@savills.com

Jonathan Lloyd

+44 (0) 1284 702626
jonathan@hazells.co.uk



IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Designed and Produced by Savills Marketing: 020 7499 8644 | July 2019

savills