



## RESIDENTIAL DEVELOPMENT SITE FOR SALE

- Approx. 8 acres
- Outline consent for 93 dwellings
- All reports and relevant information are available

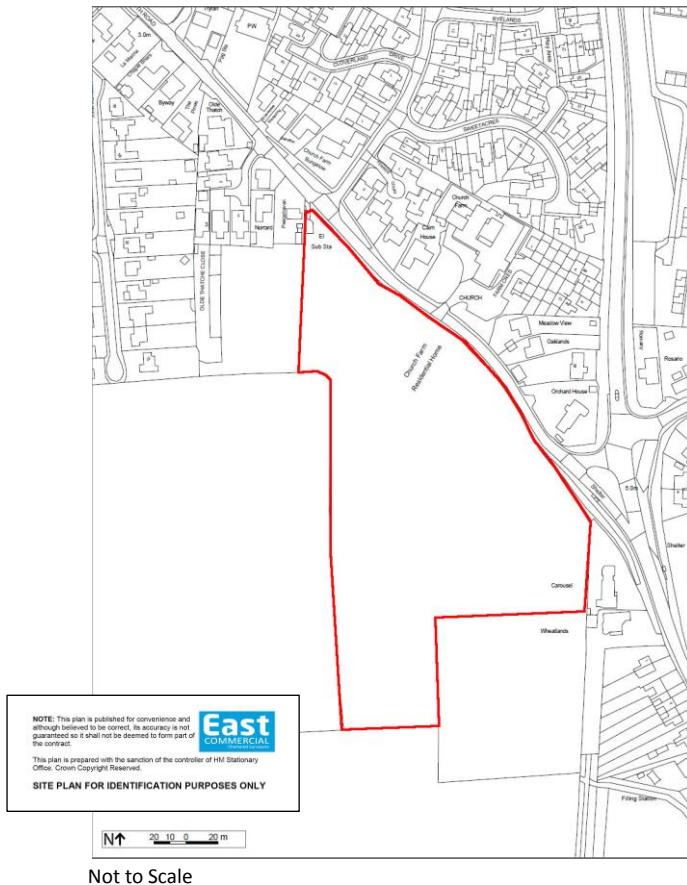


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# Land Off

Yarmouth Road, Hemsby, Great Yarmouth, Norfolk NR29 4WS



## Location

Hemsby is a large village around 7 miles north of Great Yarmouth, popular with families, first time buyers and retirees. The village benefits from a primary school, a doctors surgery, and a range of local facilities including shops, takeaways and public houses. A local bus service connects Hemsby with the surrounding villages and larger settlements in the area, and the A149 and A47 are easily accessible. Secondary level education is available in Martham (Flegg High School) and Caister-on-Sea (Caister High), both within 4 miles. A wide range of employment and shopping facilities are available at Great Yarmouth, including a train station with good links to Norwich and connecting services to Cambridge, Ipswich and the strategic rail network. Norwich City is around 20 miles by road.

## Description

The site lies immediately to the south of the village, to the southwest of Yarmouth Road. The site is currently in agricultural use, and is well-positioned for easy access to the village amenities, with a new pedestrian footway forming part of the planning consent.

There is an electricity substation in the north-western tip, and the site is broadly level and well enclosed to all boundaries. A permissive footpath currently runs through the site; this is being formalised and re-routed as part of the development of the site.

## Area

The site extends to an area of 8.32 acres (3.37 ha). Solicitors to confirm exact boundaries.

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## Planning

A resolution to grant outline planning consent was given by Great Yarmouth Borough Council in April 2017 for "residential development of 93 dwellings, associated public open space and new vehicular access from Yarmouth Road" - reference 06/16/0583/O.

The Section 106 agreement is close to being finalised, and includes:

Affordable housing provision at 20%

Education, Library and NCC Fire contributions totaling £397,123.60.

## SITE INFORMATION

### Data

All reports and relevant information are available from our office.

### Services

The site has availability for all services except gas. Prospective buyers should satisfy themselves of availability and likely costs of connection.

### Tenure

The site is to be sold freehold. The land is currently farmed and vacant possession will be provided.

### Selling Process

Offers are sought on an unconditional basis, with all bids to be sent to Mark Duffield at East Commercial.

### Possession

Vacant Possession on completion.

### VAT

VAT will not be charged on the sale price.

### Legal Cost

Both parties will be responsible for their own legal costs.

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## Viewing and Further Information:

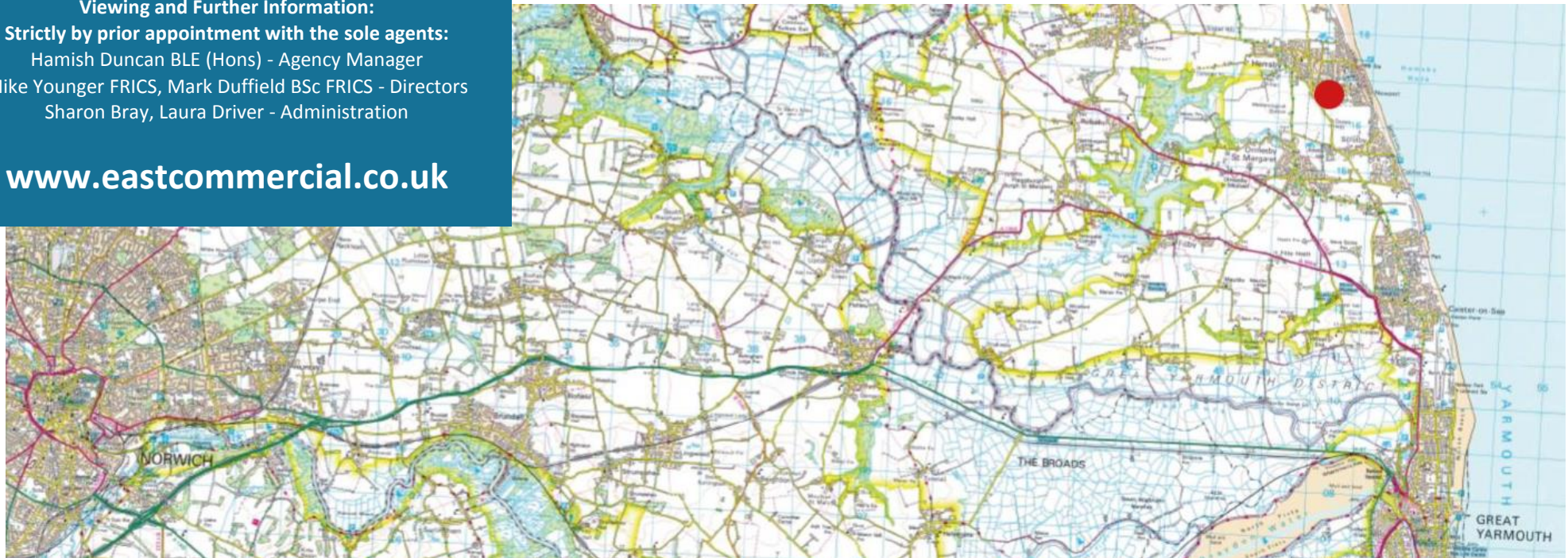
Strictly by prior appointment with the sole agents:

Hamish Duncan BLE (Hons) - Agency Manager

Mike Younger FRICS, Mark Duffield BSc FRICS - Directors

Sharon Bray, Laura Driver - Administration

[www.eastcommercial.co.uk](http://www.eastcommercial.co.uk)



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