FOR SALE

Land at Bircham Newton

Bircham Newton, King's Lynn PE31 6RH

Three plots of land available in Bircham Newton, with grassland / woodland / offices / possible Joint Venture development opportunities (subject to planning)

Three plots of land available in Bircham Newton, with grassland / woodland / offices / possible Joint Venture development opportunities (subject to planning)

An opportunity to acquire land on a rural site near Bircham Newton. The site is to be sold in three lots with an additional Joint Venture opportunity.

Lot 1: Grassland and woodland (Yellow) - A 117.13 acre (47.40 hectare) plot of grassland which benefits from a track around most of the outer perimeter. The land is a mix of Permanent Pasture grassland and mixed broadleaf and coniferous woodland.

Lot 2: Land (Green) - A 37.73 acre (15.27 hectare) site comprising former agricultural land which is partly stripped of topsoil. The site contains some grassland contained by a bunded ridge, as well as woodland on the eastern boundary.

Lot 3: Offices and land (Orange) - An 11.61 acre (4.70 hectare) plot containing an existing 7,707 sq ft office building, two tennis courts and playing fields. The office building provides accommodation over three storeys, containing office suites with meeting rooms and a kitchen (EPC - D). Possible development opportunity (subject to planning).

An additional 61 acre (24.7 hectare) site (Dark Blue) is available for a Joint Venture opportunity associated with CITB's College site at Bircham Newton (identified in Light Blue), with the long term aim of supporting the CITB College site.

The Council's Adopted Policy DM14 identifies the wider site as an important employment location, with continued operation and development of the site being especially important to both the economy and the scale and balance of employment opportunities in the Borough.

Price	P.O.A
Building type	Mixed use
Tenure	Freehold
Deal type	Vacant possession
Sizes	11.61 to 227.47 Acres

Marketed by: Montagu Evans (London | Business Space)

For more information please visit: https://realla.co/m/36769-bircham-newton

Multiple plots with grassland, woodland and offices with playing fields available

Lot 1: 117.13 acres of grassland and woodland

Lot 2: 37.73 acres of land

Lot 3: 11.61 acres of land with existing 7,707 sq ft office building, tennis courts and playing field

Council Adopted Policy DM14 identifies the wider site as an important employment location

Bus route between King's Lynn, Bircham Newton and Sedgeford

Google Ea

Units & availability

Unit	Notes
Lot 1: Grassland and woodland	117.13 acres
Lot 2: Land	37.73 acres
Lot 3: Offices and land	11.61 acres
Joint Venture opportunity	61.00 acres

Location overview	The site is in a rural setting situated approximately 1.6 miles east of the village of Bircham Newton, which itself is about 16 miles to the north east of Kings Lynn and 10 miles north west of Fakenham. The site can be accessed via the B1155. The main arterial road linking Fakenham and Kings Lynn (and in turn the A17 and A47 motorways), the A148, lies approximately 6 miles to the south of the site. Positioned next to the site are two small residential settlements, Hyde Close and Monks Close. The nearest train service is in Kings Lynn, which provided a frequent service to Kings Cross in approximately 100 minutes. Buses run along the B1155 to the south of the site, providing routes between the site and King's Lynn and Docking Monday-Saturday with up to nine services a day.
Airports	Norwich 29.8m
National rail	Kings Lynn 13.4m, Watlington 18.0m, Downham Market 22.3m

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