



Commercial / Employment Land
6.87 Acres (2.78 Ha)

Land

For Sale

Land At Aylsham Business Estate, Banningham Road, Aylsham, NR11 6FD

FREEHOLD

**PROMINENT POSITION
ALONG A140**

**SUITABLE FOR VARIOUS
USES (STP)**

The market town of Aylsham is located approximately 15 miles north of Norwich and 10 miles south of Cromer. The land is accessed via Banningham Road which is just off the A140 Cromer Road which links Norwich to Aylsham. The site also borders the A140 main arterial route and therefore offers a prominent position.

Access to the north of Norwich is currently being greatly improved by the Northern Distributor Road which is currently under construction. This is due for completion by late 2017, early 2018.

Accommodation

We have calculated an approximate site area of 6.87 acres (2.78 Hectares) - subject to final measured survey.

Terms

The freehold interest in the land is available as a whole **at a guide price of £850,000.**

Planning

As defined in Broadland District councils' Development Management Policies Map, the subject land is allocated as E1, a Strategic Employment site, and therefore would be suitable for a number of commercial employment uses.

The land has previously had planning permission for employment use and purchasers would be responsible for obtaining planning permission.

Further discussions should be made with the planning department of Broadland District Council to establish if a particular use would be suitable.

Telephone: 01603 430509

Email: planning.administration@broadland.gov.uk

Please also contact the agents for an informal chat on planning matters.

Business Rates

Business rates will depend upon the size and type of property constructed on the land. If you would like further information or a guide on what the eventual business rates may be payable, please contact the agents for further information.

Legal Costs

Each party will be responsible for their own legal costs.

VAT

Our client retains the right to charge VAT in line with current legislation.

Viewing and further information

Strictly by appointment with the sole agent:

Arnolds Keys 01603 620551

Guy Gowing or Jordan Marshall

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jordan.marshall@arnoldskeys.com

SUBJECT TO CONTRACT

RJF/GG/120/21746/120

