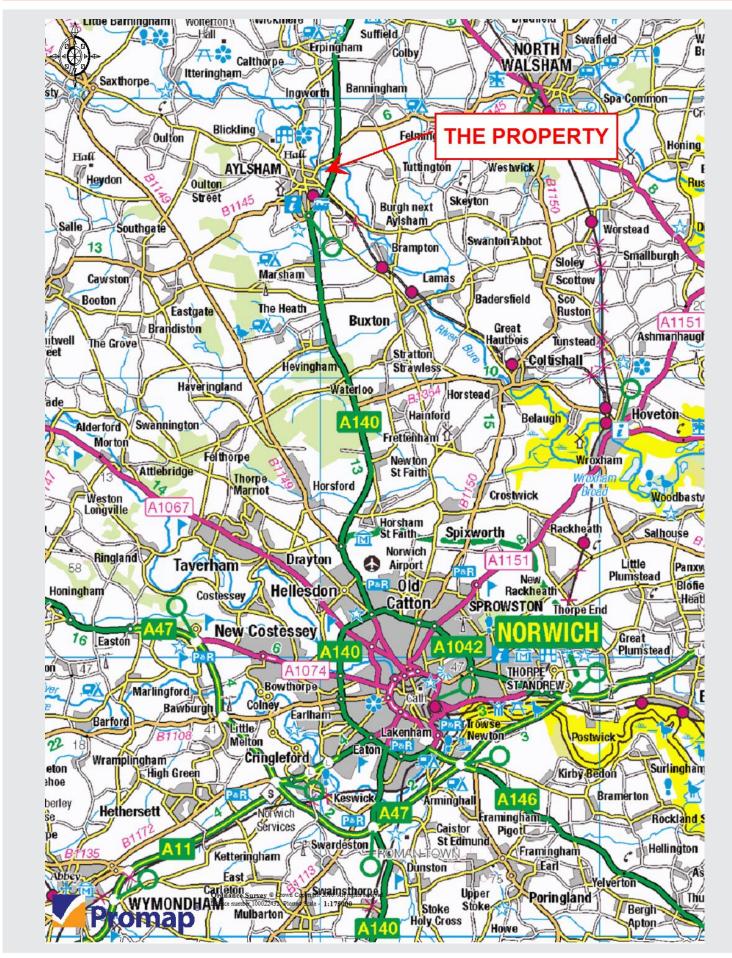
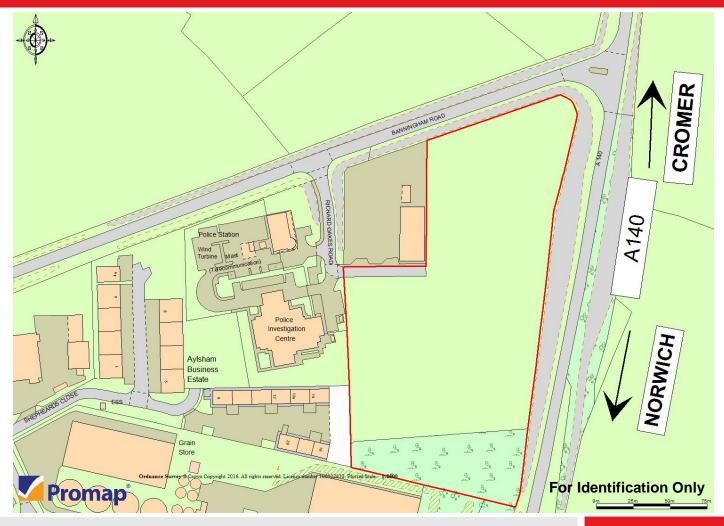
# Arnolds Keys



Note: Amolds for themselves and for the vendors or lessees of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract: (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the convectness of each of them (iii) no person in the employment of Amolds has any authority to make or give any representation or warranty whatever in relation to this property.

# Arnolds Keys



Commercial / Employment Land

Land

6.87 Acres (2.78 Ha)

For Sale

**FREEHOLD** 

PROMINENT POSITION ALONG A140

SUITABLE FOR VARIOUS USES (STP)

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

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.

arnoldskeys.com 01603 620551





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

### **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

guy.gowing@arnoldskeys.com
jordan.marshall@arnoldskeys.com

SUBJECT TO CONTRACT RJF/GG/120/21746/120

# Arnolds Keys



