

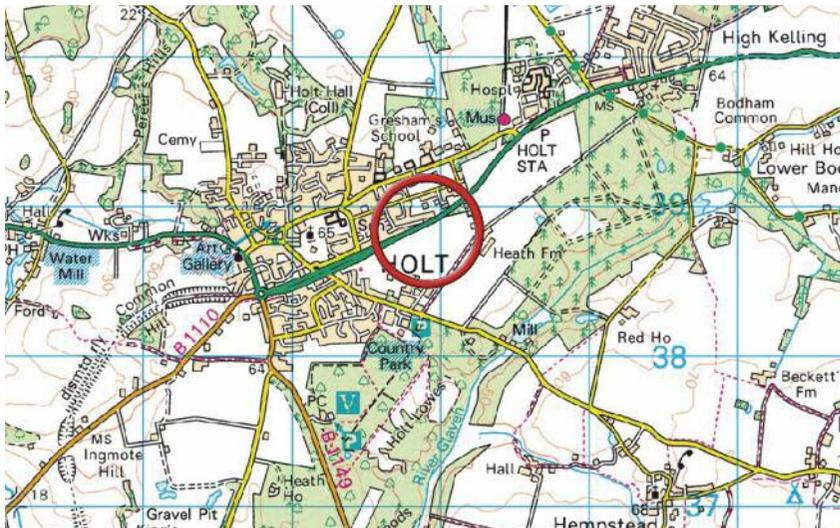
Heath Farm, Holt NR25 6JU

Hotel / Leisure Development Site
Approximately 1.93 acres (0.78 hectares)

- Prominent "gateway" site on A148 Holt bypass
- Adjacent to new roundabout at entrance to new development
- Suitable for hotel, pub/restaurant, catering or roadside uses, STP
- Attractive market town in popular tourist area



FREEHOLD FOR SALE



Location

Holt is a prosperous and popular market town, arguably the strongest of its size in Norfolk. Its micro economy is significantly strengthened by its location in the popular tourist area of North Norfolk and being the location of Gresham's School. The town's popularity is evidenced by a thriving retail centre, high visitor numbers and a strong housing market.

The popular seaside towns of Sheringham and Cromer are within 10 miles of Holt and Norwich is approximately 22 miles to the south.

Heath Farm

The site forms part of the Heath Farm development area on the east side of Holt town centre, immediately to the south of the A148 bypass which leads to Cromer. A new roundabout junction has been created on the bypass to provide access to the development area and the subject site sits adjacent to the roundabout, with frontage to the A148.

The Heath Farm development extends to over 35 acres and with the initial infrastructure in place, Lovells are currently building the first phase of new residential development.

The development has planning consent for up to 215 new dwellings, public open space and employment land for a variety of potential uses, which are likely to also include a care home and an extension to the industrial estate on Hempstead Road. The development includes a new road access between the bypass and Hempstead Road.

The Site

The site extends to approximately 0.78 hectares (1.93 acres) and is in the south-east quadrant of the new roundabout on the A148. Its prominence, with a high volume of passing traffic, renders it suitable for uses such as hotel, bar/restaurant, catering and other roadside uses. There is potential to vary the boundaries of the site and thereby extend it to accommodate requirements. The plot is approximately rectangular in shape and roughly level. It has previously been farm land although is temporarily being used by Lovells' marketing suite. The site is shown as Plot 1 on the drawing.

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Services

Mains water, drainage, gas and electricity are understood to be available in the vicinity of the site although interested parties are encouraged to make their own enquiries of the utilities suppliers to verify the availability and capacity of supplies.

Tenure

Freehold.

Planning

The development has the benefit of planning consent for a range of uses, including Use Classes A3, A4, C1, C2, D1 and D2 from North Norfolk District Council by virtue of Application PO/16/0253 approved on 15th August 2016.

Price

Upon application.

VAT

Prices are exclusive of VAT which the Vendor reserves the right to levy at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Viewing

Strictly by appointment through the joint sole selling agents:

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