

DEVELOPMENT LAND
FOR SALE
Roudham, Norfolk

**BARKER STOREY
MATTHEWS**

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Development Land, Roudham Park Industrial Estate,
Roudham, Norfolk, NR16 2SN

Price: £300,000

Size: 0.62 acres

- Greenfield development land
- Good access to A11
- Fronting an established industrial location
- Previously obtained planning consent for 10,247sqft building
- May suit alternative uses (STP)
- Available immediately

'Voted by the Estates Gazette Most active agent in the East of England 2014, 2015, 2016'



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LOCATION

The property is located on Roudham industrial estate in Norfolk. The estate is situated approximately 1 mile from the A11 which leads North-East towards Norwich and South-West towards the A14, Cambridge and motorway networks. The site is also located around 500m from Harling Road train station which sits along the Norwich to Cambridge line. Access to the site is via Roudham Road which runs between Roudham and the B1111. Nearby occupiers include: Foulger Transport, T & P Fire Ltd, a vehicle service centre and a plant/equipment hire business.

DESCRIPTION

The site available is a greenfield site fronting the industrial estate and measuring approximately 2,500sqm (0.62acres). The site is rectangular and has perimeter fencing along the roadside with an adjacent occupier's fencing along the rear site boundary. There are hedges on the remaining two boundaries. The site dimensions are approximately 37.5m by 67m. Access to the site is via a gate just off Roudham Road.

PLANNING

The property had been intended for development of 4 adjoining units totalling 10,247sqft with 7m eaves for which planning consent was granted in 2010 but has since lapsed having not been implemented. Further information can be obtained from the Breckland Council Planning Website using reference: 3PL/2010/0913/F, Interested parties should direct their enquiries to the local authority Breckland Council. The estate surrounding has a mix of B1/B2/B8 occupiers.

SERVICES

Mains electricity and water are believed to be available to adjacent sites but are not currently connected to the subject premises. Interested parties are advised to make their own enquiries of the relevant service providers. No warranty can be given in respect of the condition or working order of services.

BUSINESS RATES

The property is not currently assessed for business rates as there are no existing buildings and the site is not in use.

PRICE

Offers for the freehold interest are invited in the region of £300,000.

VAT

We understand that VAT will not be charged on the price.

LEGAL COSTS

Each party to bear their own legal costs. The prospective purchaser will be required to provide an undertaking as to the vendors abortive legal costs in advance.

VIEWING

Strictly by appointment with the agents:-

Barker Storey Matthews

Davies House, 4 Hillside Business Park, Kempson
Way, Bury St Edmunds, Suffolk, IP32 7EA

Contact:

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