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For indicative purposes only

LAND NORTH OF CHAPEL STREET, Shipdham, Norfolk, IP25 7LB

FOR SALE

Residential development opportunity with detailed planning permission

- Rare new build opportunity
- 3.79 hectares (9.37 acres)
- Proposed neighbourhood centre to be built at the front of the site

3.79 hectares (9.37 acres)



Location/Description

Shipdham is one of the largest villages in Norfolk located on the A1075 between Dereham & Watton. Norwich is approximately 18 miles east and Kings Lynn approximately 25 miles to the west.

Shipdham is a rural village that provides local services and facilities including a number of shops, a post office, a public house, a primary school, village hall as well as a variety of clubs and leisure activities.

The site extends to approximately 3.79 hectares (9.37 acres) and currently comprises a coal yard, associated buildings and an area of arable land. The northern, western and eastern boundaries adjoin open countryside. The southern boundary of the site adjoins the existing residential and commercial premises fronting Chapel Street.

Planning

The site benefits from full planning permission from Breckland Council ref: 3PL/2017/075710 following the grant of Outline Planning Permission ref: 3PL/2013/0095/O for the erection of 90 dwellings.

The development will be accessed via an improved roadway from Chapel Street, to be shared with the commercial and retail facilities that are to be redeveloped on the area shaded grey on the illustrative plan.

The commercial and retail scheme to the front of the site is subject to a separate planning permission ref 3PL/2016/0655/F for the demolition of the old public house, central garage and retail units and erection of a convenience store retail units and flats. The scheme will include a convenience store and various local businesses. It is envisaged that the developer of the residential scheme will be responsible for providing the road. This site may be available by way of separate negotiation.

Section 106

There will be 30% affordable housing of which 70% are to be affordable rented dwellings and 30% intermediate dwellings (shared ownership). There is also a provision for excess profit to be paid as a contribution.

Additional Section 106 contributions are:-

- 0.5 hectares (1.73 acres) of open space provided on site with a financial contribution to maintenance.
- On site allocation for a doctors surgery on 0.18 hectares (0.62 acre). Not now required.
- Education contribution chargeable on the multi bed dwellings.
- Library contribution of £60.00 per dwelling.

Community Infrastructure Levy

There is currently no Community Infrastructure Levy to be charged on the site.

Services

We have been advised that all mains services are available for connection. Purchasers should satisfy themselves as to their availability and adequacy.

Easements/Rights of Way

The site will be sold with the benefit of all easements, covenants and rights of way whether known or unknown.

VAT

VAT will not be charged on the purchase.

Data Room

All planning and technical information is available to download through our on line data room. Please call or email to register your interest and receive the pack.

Method of Sale

We have been instructed to market the site for sale freehold by way of Private Treaty with price on application.

Legal Costs

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

Viewing & Further Information

Strictly by appointment with the agents:-



Brown & Co

The Atrium
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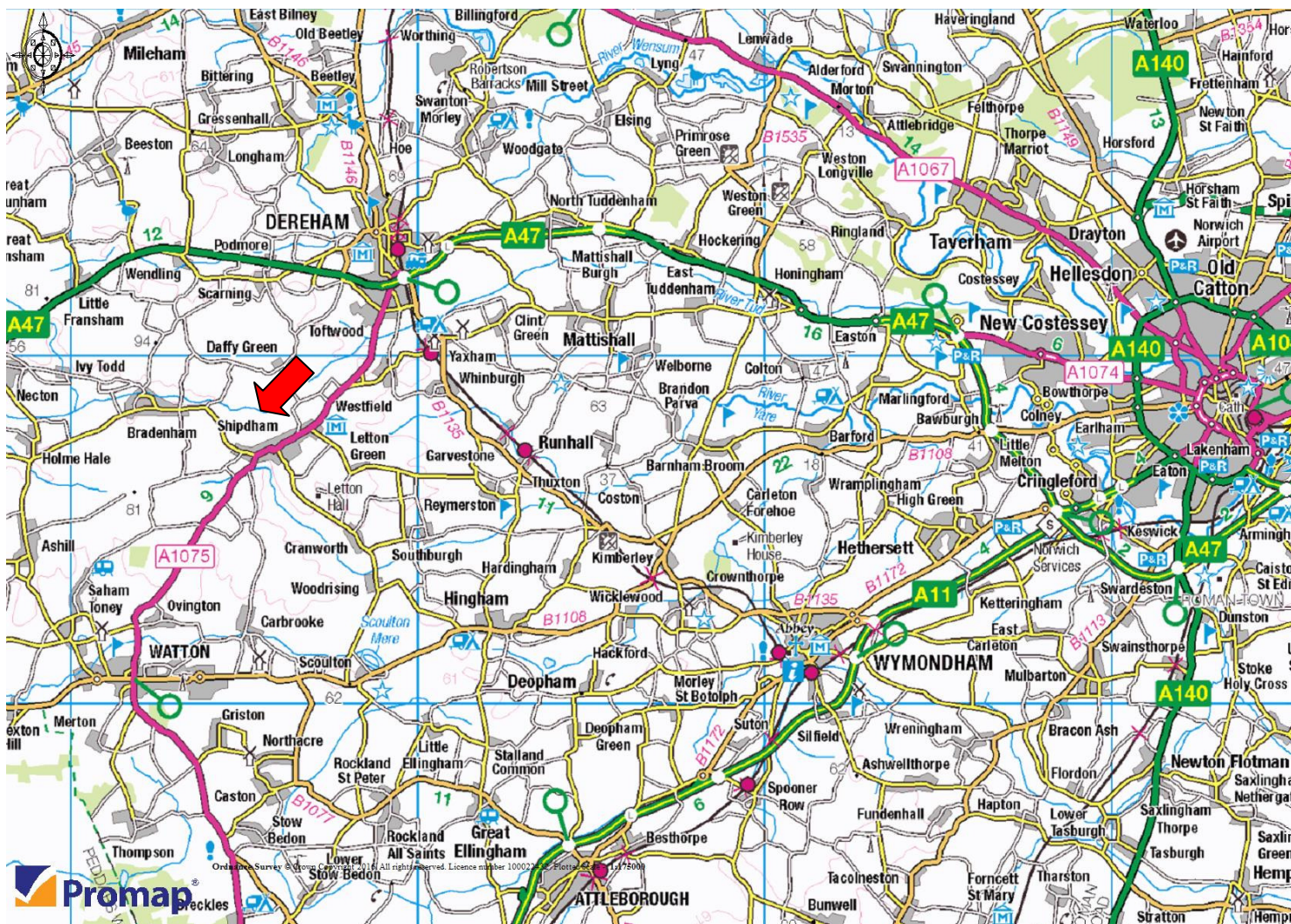


Site Location Plan



Layout Plan

(We understand the Doctors Surgery land is no longer required and may be developed for housing)



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