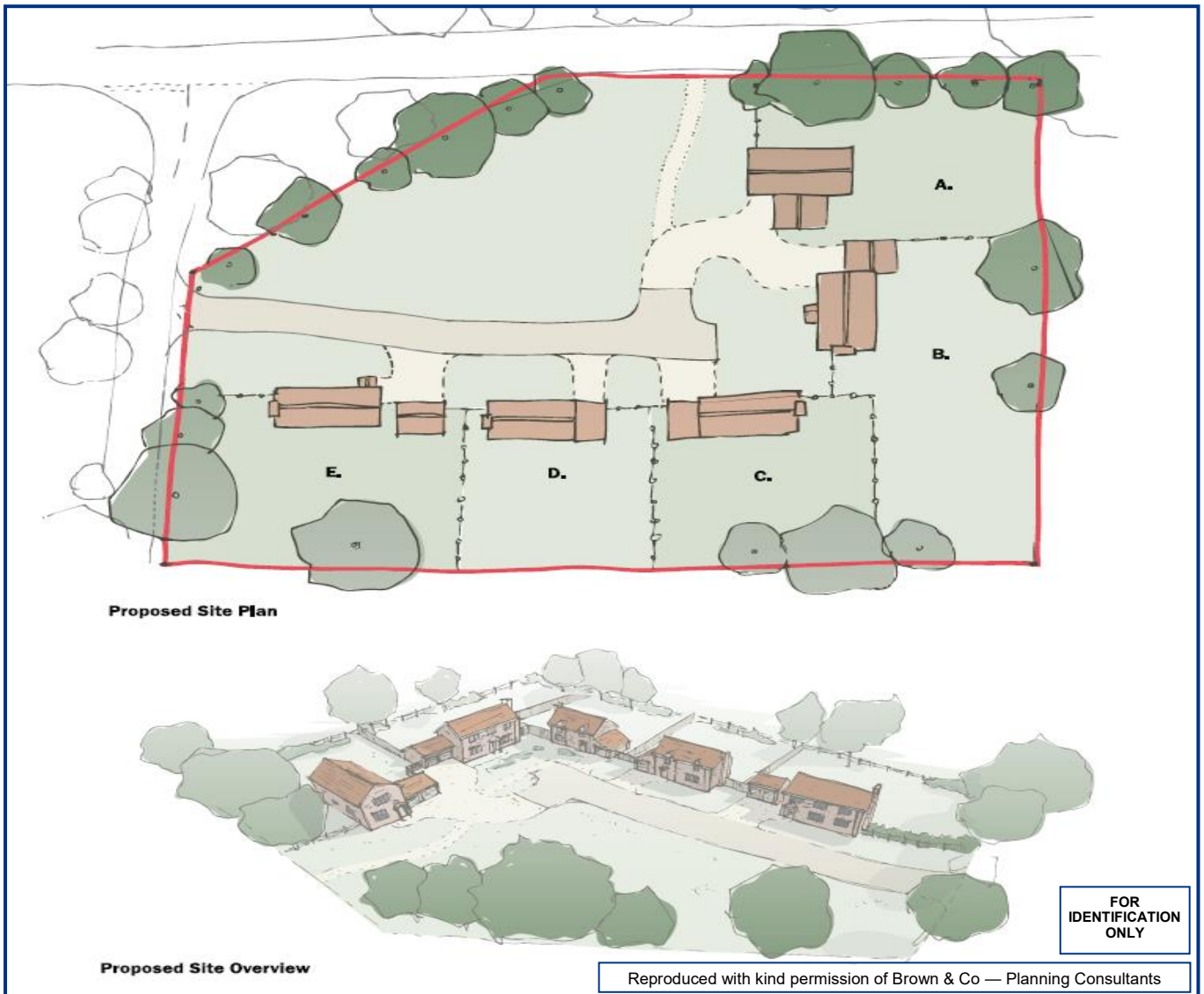


# Cruso & Wilkin

**WEASENHAM ST PETER (PE32 2TB)**

**DEVELOPMENT OPPORTUNITY**

**0.32HA (0.79 AC) SITE WITH O.P.P. FOR 5 DETACHED DWELLINGS**



**OFFERS IN EXCESS OF £465,000 (DEVELOPMENT SITE ONLY)**

(Subject to Contract)

**WITH OPTION FOR ADDITIONAL AMENITY / GARDEN LAND**

**(BY SEPARATE NEGOTIATION)**

Ref:- 362/02/14

Alex Ison or Jonathan Fryer 01553 691691  
ai@crusowilkin.co.uk or jgf@crusowilkin.co.uk

Waterloo Street, King's Lynn, Norfolk  
PE30 1NZ

**Description:**

Cruso and Wilkin are delighted to introduce this development opportunity to the market, comprising of a one off bespoke, south-east facing site with outline planning consent for five detached dwellings, together with scope for acquiring additional land (subject to negotiation and planning).

The initial site being offered is identified as edged red on the attached identification plan; the Vendors own the adjoining lands and there is scope for purchaser(s) to acquire a larger area of land to create detached dwellings with greater garden area or amenity ground (additional area as edged blue); .

**Location & Directions:**

The development site is situate off the A1065 main road, immediately to the south of the village of Weasenham St Peter, as identified from the site location plan attached within these particulars.

**Terms of Sale:**

The property is initially offered by Private Treaty.

**Tenure & Possession:**

The property is available Freehold with vacant possession upon agreement.

**Holdover:**

Holdover may be required in certain circumstances in favour of the Vendor to harvest and remove any crops established at the time of sale. Interested parties are invited to discuss this with the Vendor's Agents.

**Access:**

The lands are offered with access as existing directly off School Road, the Purchasers will be responsible for upgrading such access, as necessary to comply with the Planning Consent.

**Sporting, Timber & Mineral Rights:**

These rights insofar as they are relevant and are owned are included in the freehold subject to statutory exclusion.

**Services:**

The site is offered without services connected. Prospective Purchasers to satisfy themselves regarding provision of such services with the relevant service providers.

**Drainage Rates:**

As applicable, these will be apportioned as to the date of entry.

**Development Covenant/Overage:**

The sale will be subject to a development covenant which shall limit the development of the site to a maximum of five residential dwellings. In the event that the purchaser wishes to increase the number of residential dwellings, then this will be subject to a separate agreement.

**Additional Land:**

The Vendor has indicated he may include an additional area of land, as shown shaded blue on the attached plan. The land may be suitable for equestrian/ amenity purposes, subject to an agreement on terms. Any sale of the land edged blue will be subject to an overage/development covenant which will preclude the development of the additional land. The covenant/overage will prohibit the development of any additional residential dwellings although equestrian uses may be permitted. Interested parties are invited to discuss their requirements, together with any variation to these proposals with the sole selling Agents, Cruso & Wilkin

**Ingoing Valuation:**

There will be no Tenant Right Valuation (as though between an incoming and outgoing tenant) in respect of unexhausted nor residual manorial values neither shall there be any allowance or set off in respect of dilapidations, if any.

**Viewing:**

Strictly by prior appointment with the Vendor's Agent, Cruso & Wilkin, tel. 01553 691691.

All viewings to be conducted during daylight hours only, on foot, with a copy of these particulars in hand.

**Health & Safety:**

Given the potential hazards of a working farm, we would ask you to be as vigilant as possible when making an inspection for your own personal safety, particularly around farm machinery. We request that viewers are not accompanied by either children or dogs for their own safety.

**Wayleaves, Easements & Rights of Way:**

The property is offered, subject and with the benefit of all existing rights of way whether public or private light support drainage or water, electricity supplies and other rights and obligations easements quasi easements and restrictive covenants and all existing and proposed wayleaves, poles, masts, pylons, stays, cables, drains, water, gas and other pipes whether referred herein or not.

**Town & Country Planning:**

The property is offered with Outline Planning Permission reference 3PL/2018/1217/O, for the :- Erection of Five Dwellings, granted on the 13th March 2019; a copy of Planning Consent and accompanying documentation is available either directly from the Breckland Council planning website (as below) or from the selling agents:-

<http://planning.breckland.gov.uk/OcellaWeb/planningDetail?reference=3PL/2018/1217/O&from=planningSearch>

The property is offered subject to any existing Development Plan, Tree Preservation Order, Ancient Monument, Town Planning Schedule, or Resolution which may be or may come into force.

**Boundaries, Plans, Areas Schedules & Disputes:**

The property is initially offered as identified as edged red on the attached plans used to obtain Outline Planning Permission; however as identified within these particulars, the Vendors own the adjoining arable field and subject to negotiation additional lands may be available to increase the size of the plots available.

The Purchaser(s) will be deemed to have full knowledge of the boundaries and areas and any mistake or error shall not annul the sale or entitle any party to compensation in respect thereof.

Should any dispute arise as to the boundaries or any points arise on the general remarks, stipulations, particulars, schedule, plan or the interpretation of any of them, questions shall be referred to the selling Agents whose decision acting as experts shall be final.

**Value Added Tax:**

Should the sale of this property, or any rights attached to it, become chargeable to Value Added Tax, then the tax at the prevailing rate will be

payable by the Purchaser in addition to the contract price.

**Local Authorities:**

Breckland Council, Walpole Loke, Dereham  
NR19 1EE Tel. 01362 656870

Norfolk County Council; County Hall, Martineau Lane,  
Norwich, Norfolk NR1 2DH.  
Tel. 0344 800 8020

**Money Laundering Regulations:**

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**Agent's Note:**

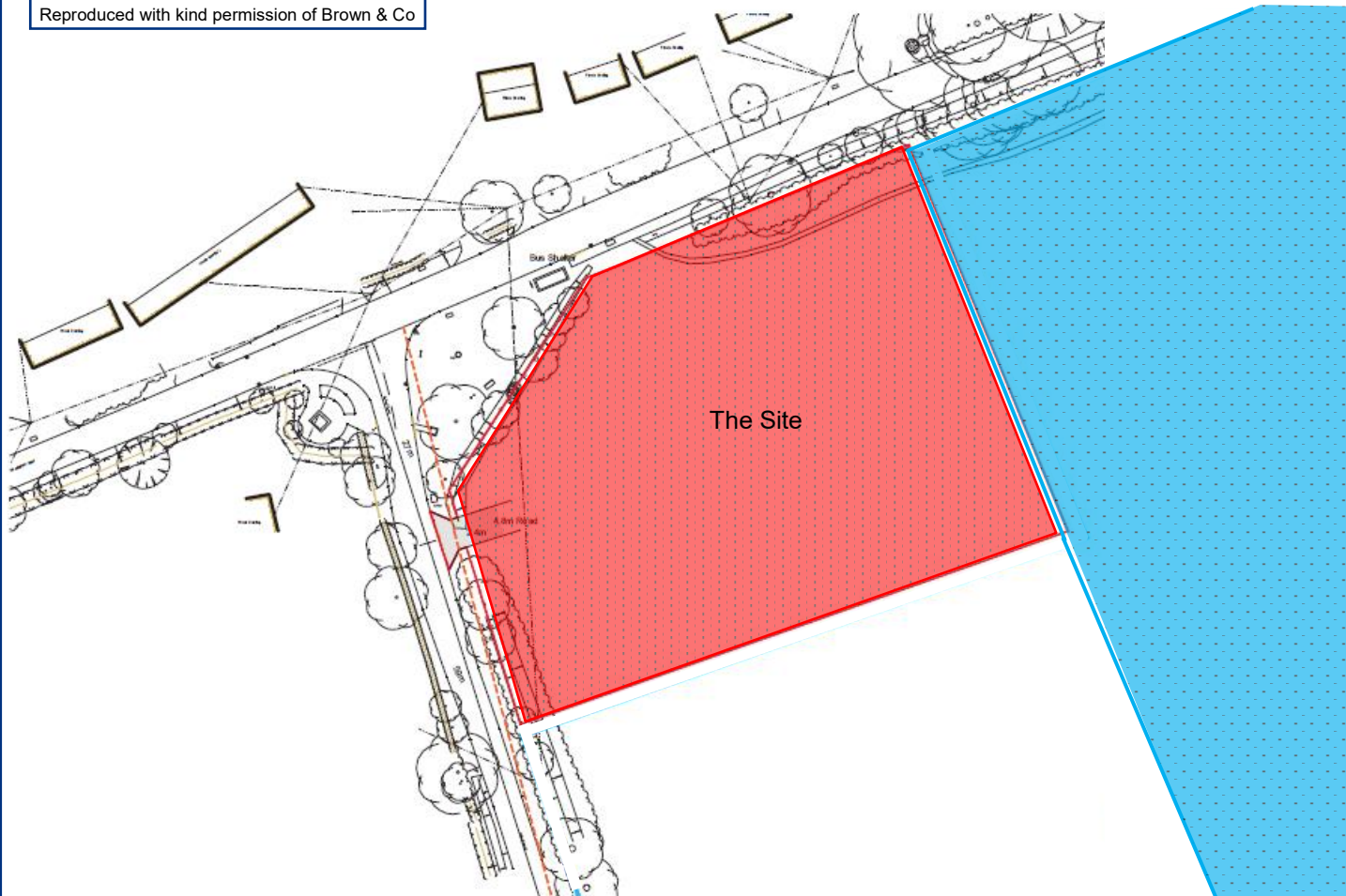
For clarification we wish to inform prospective Purchasers that we have prepared these sale particulars as a general guide.

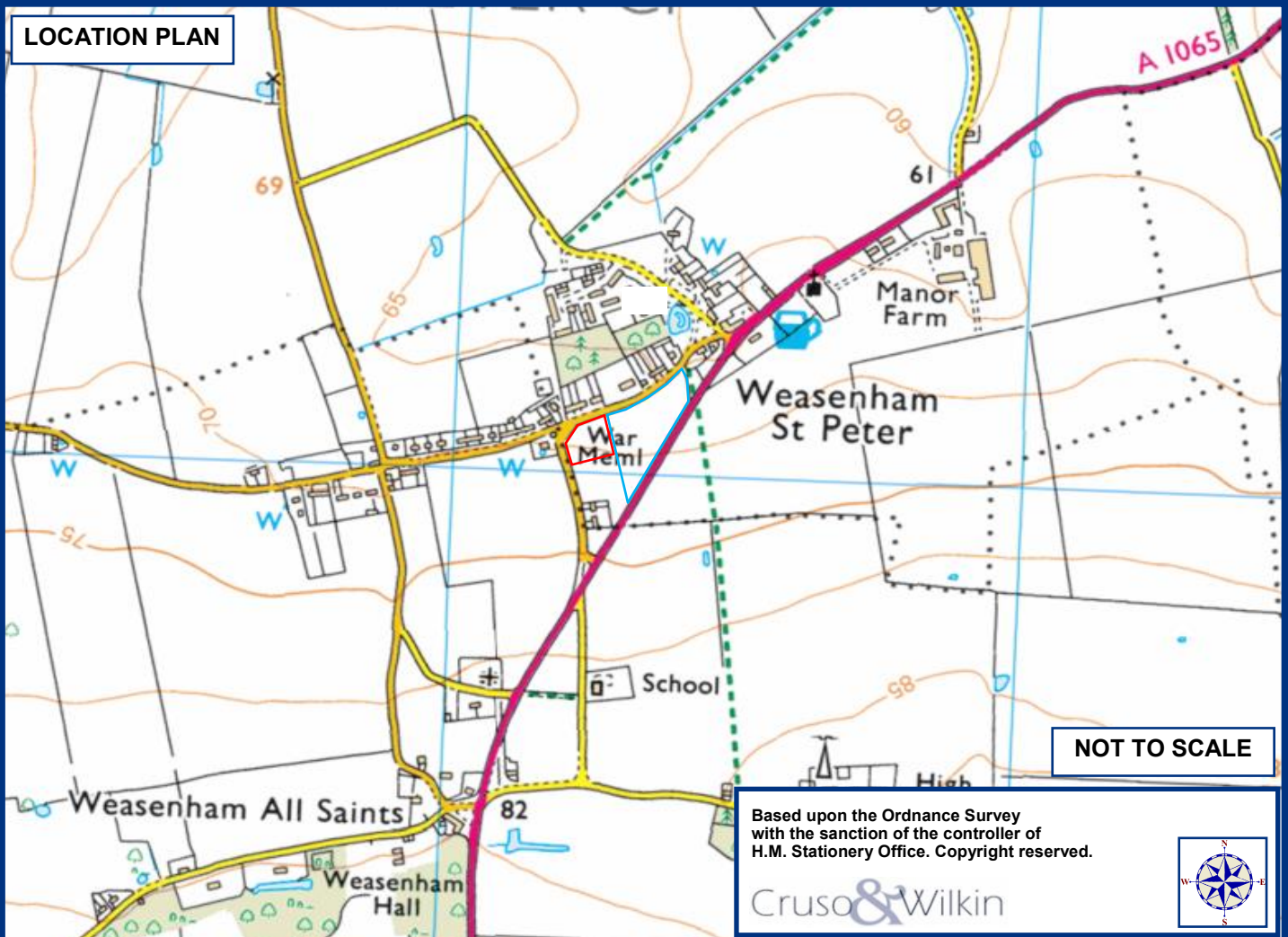
Particulars & Photographs Prepared: 15-09-2019

**IMPORTANT NOTICES:**

Cruso & Wilkin for themselves and for the Vendors or Lessors of this property, whose Agents they are, give notice that all statements contained in these particulars as to this property are made without responsibility on the part of Cruso and Wilkin, their joint Agents or the Vendors or Lessors 1. These particulars are set out as a general outline for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. All descriptions, dimensions and references to conditions necessary permission for use and occupation and other details are given, having (for the purposes of Consumer Protection from Unfair Trading Regulations 2008) taken all reasonable steps to avoid committing an offence. Nonetheless, such statements do not constitute any warranty nor representation by the Vendor. Further, such statements are accurate only to the best of the present information and belief of the Vendor. We have not been instructed to carry out a physical survey of the property, a structural survey, nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over or attached to the property (whether referred to or not within these particulars). 3. No person in the employment of Cruso & Wilkin has any authority to make or give any representations or warranty whatever in relation to this property, nor is such representation or warranty given by Cruso & Wilkin or the Vendors of the property.

Reproduced with kind permission of Brown & Co





Aerial View of Development Site

