

FOR OPTION/PROMOTION ONLY

Land off Cley Road, Holt, Norfolk

Site Area: Approximately 7.00 acres (2.83 Ha)

BK Bruton Knowles

est.1862



Strategic Land – For Promotion/Option Only

LOCATION – Sat. Nav: NR25 7AR

The site is located off Cley Road to the northern edge of the market town of Holt in Norfolk.

Holt is located approximately 20 miles north of the City of Norwich and 9 miles west of the coastal town of Cromer. The town provides many active organisations which provide services to the community. Some examples being; an independent Prep and Senior School known as Gresham's School as well as a post office, convenience stores, public houses, local retail, takeaways, church, country park, hospital, library, village hall and sports and social clubs.

The A148 (Holt Road) runs through the centre of the town, connecting to A140 (Norwich Road) directly to the City of Norwich.

Bus services from the High Street provide regular connections to Cromer, Kelling Hospital, Aylsham and Norwich.

DESCRIPTION

The site extends to approximately 7 acres and comprises agricultural land, accessed off Cley Road. The site is relatively flat and lies to the north of existing residential dwellings.

The site is outside the Green Belt but situated inside the Area of Outstanding Natural Beauty which also covers the whole settlement. The site is situated within Flood Zone 1.

VIEWING

The site can be viewed from Cley Road.

PLANNING

It is estimated this site could come forward for residential development in the medium term.

The local planning authority is North Norfolk District Council.

The site lies opposite a site allocated for approximately 100 dwellings in the adopted local plan (eged blue on aerial photo overleaf), known as 'Land West of Woodfield Road' (reference: H01), which is to be accessed off Cley Road.

The first draft of the North Norfolk District Council's new local plan was published for consultation in 2019.

It is not a Preferred Site in the Draft Local Plan, but it is reported to have been considered as an Alternative Site and has received the following commentary:

"The site is not considered to be in a sustainable location for development. The site is highly visible in the landscape and development would be a pronounced and obvious extension into the countryside and AONB and could have an adverse impact on the landscape. The site is considered to have unsuitable highways access and network connections as traffic would be routed through the unsuitable and congested town centre roads. The preferred sites can deliver sufficient housing for Holt."

This site is located:

- outside, but adjacent to the settlement boundary
- outside the Town's conservation area.
- There are no Listed Buildings adjacent or within close proximity to the site.

TERMS

The site is available by way of an option or promotion agreement.

Parties are invited to submit terms on the following basis:

- Percentage - discount/share of proceeds
- Term of agreement/Longstop
- Any deductible costs and caps
- Minimum price per gross acre
- Premium to landowner
- Confirmation of payment of landowner's professional fees (please enquire)

Offers should be received by Bruton Knowles by **Noon on Wednesday 30th September 2020** via email to robert.anthony@brutonknowles.co.uk.

**Subject to Contract
August 2020**

Important Notice: Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.



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