



MANOR FARM

TITCHWELL, NR BRANCASTER, NORFOLK, PE31 8BB

A unique residential barn conversion development opportunity with full planning permission to create **6 architect-designed contemporary luxury residences**

Red line indicative only

AERIAL VIEW OF THE PROPOSED DEVELOPMENT



Red line indicative only



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INTRODUCTION

A truly unique residential barn conversion development opportunity which benefits from full planning permission to form 6 architect-designed contemporary luxury residences situated in the well regarded coastal village of Titchwell on the North Norfolk Coast.

Mather Jamie are delighted to bring to the market a site located in the highly sought-after coastal village of Titchwell which affords the buyer the opportunity to construct homes offering the very finest in luxury living. The development is set within close proximity to the picturesque Brancaster Beach and the RSPB Titchwell Marsh, just off the A149 coast road.

LOCATION

The site is situated in one of the most sought after villages on the North Norfolk Coast, benefitting from the renowned Titchwell Nature Reserve which is owned and managed by the Royal Society for the Protection of Birds (RSPB) and comprises a large swathe of saltwater marshland and freshwater lagoon. The village benefits from several boutique hotels and the nearby village of Brancaster offers a range of facilities and amenities. Titchwell is situated 1.2 miles west of Brancaster, 5.6 miles north-east of Hunstanton, 11 miles west of Wells-next-the-Sea and 19 miles north of the town of Kings Lynn.

Titchwell offers easy access to the north Norfolk coastline which boasts exceptional beaches, pubs, restaurants, eateries and independent shops drawing in thousands of tourists annually.



External Visualisation - Plot 6



External Visualisation Rear - Plots 1 & 2



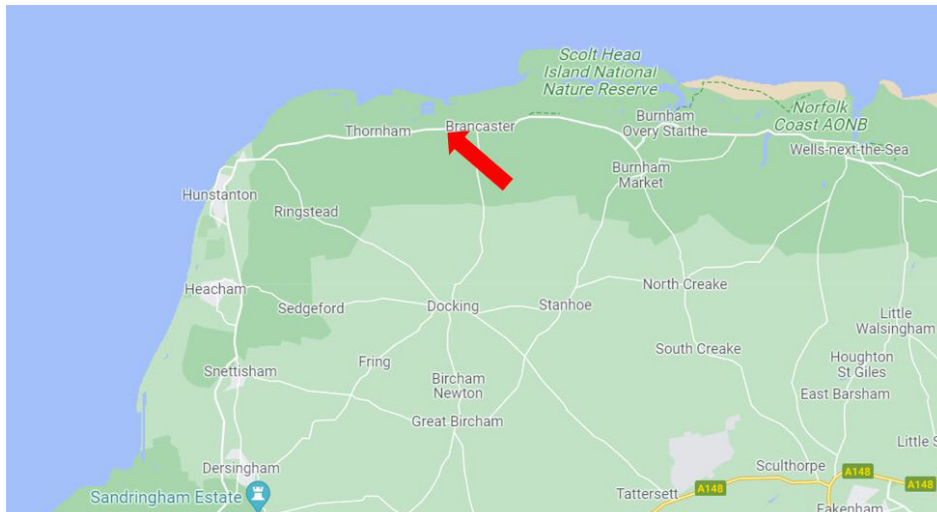
THE SITE

The site extends to 1.99 acres (0.81 ha) as shown edged red on the Sale Plan and the images within the brochure and comprises the built farm complex known as Manor Farm. The site is reaching the end of its useful agricultural life and consequently the Vendors have sought an alternative use on site for residential development.

The site is situated off A149 via a private drive which also serves a number of private properties, access to which will be retained as part of the sale.

DIRECTIONS

If using a satnav, please use the postcode PE31 8BB which will take you to the Farm entrance. Access is only available from the private driveway off the A149, which is situated next to Titchwell Manor Hotel. Please refer to the Location Plan below for further clarity on the location of the site.



PLANNING PERMISSION

The site benefits from Full Planning Approval granted by King's Lynn & West Norfolk Borough Council on 24 September 2021. The application reference is 21/00940/F and allows for "Demolition of the existing modern agricultural barn, conversion of three barns to form 6 dwellings, provision of bin and cycle store, parking, hard and soft landscaping and associated works". The consent allows for full occupation of the dwellings as permanent residency with no restriction on occupation period.

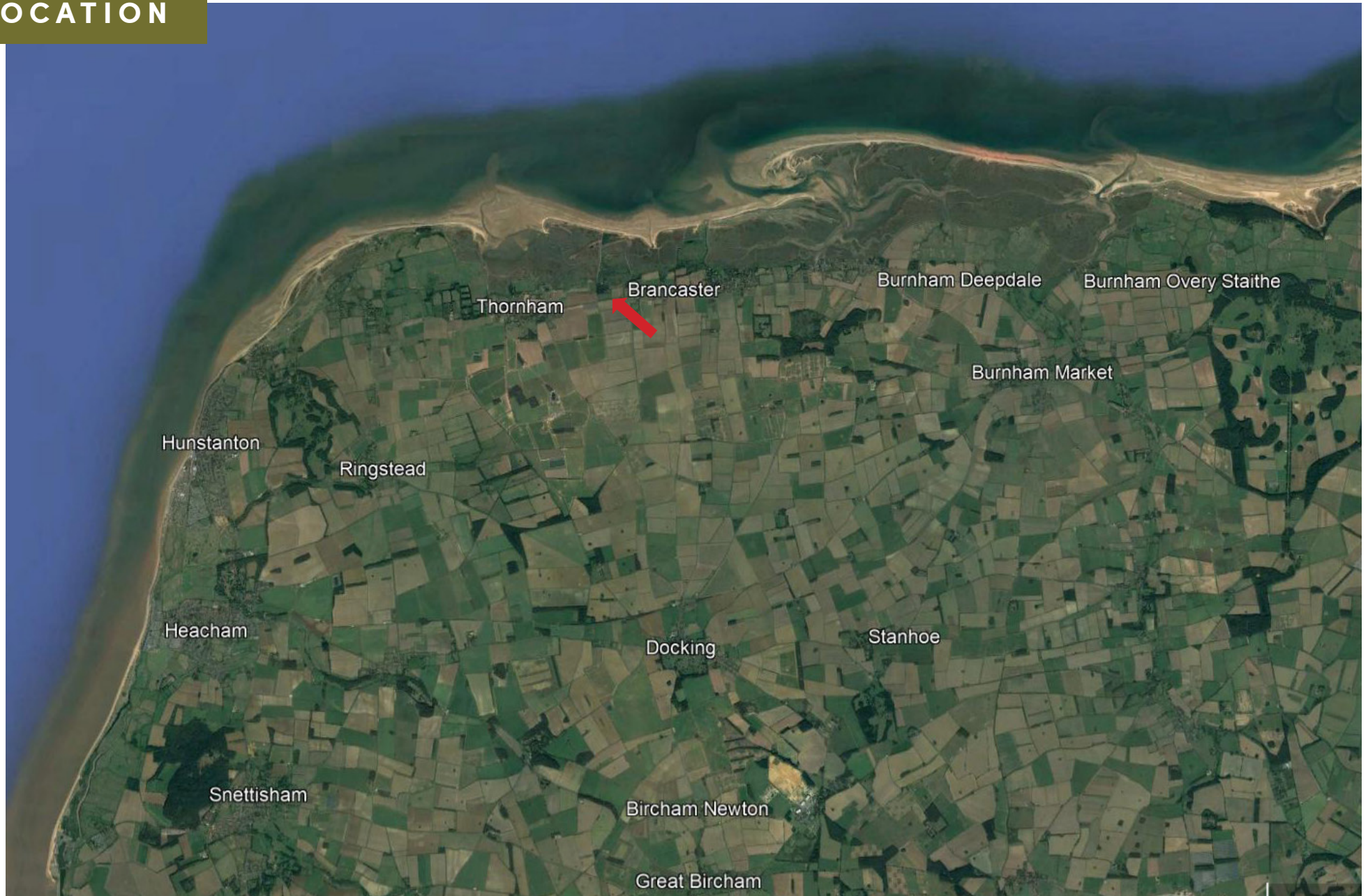
A full suite of documents which were submitted as part of the planning application, along with approved drawings, is available to download from the data room.

The floor areas of the dwellings shown on the approved plans are as follows:

| PLOT | BEDROOMS | STOREY | RESIDENTIAL FLOOR AREA (SQFT) | GARAGE (SQFT) |
|--|----------|--------|-------------------------------|---------------|
| 1 | 4 | 2 | 2,605 | N/A |
| 2 | 4 | 2 | 2,605 | N/A |
| 3 | 2 | 1 | 1,023 | N/A |
| 4 | 2 | 1 | 1,001 | N/A |
| 5 | 3 | 1 | 1,076 | 205 |
| 6 | 3 | 1 | 1,098 | 205 |
| Source: Drawing Number – 4865/P/19/110 | | | | |

All figures given above are provided without liability and interested parties are advised to satisfy themselves with reference to the approved drawings.

LOCATION



PROPOSED SITE PLAN

Access road highlighted red is to be included as part of the sale of the development, subject to a right of way to The Farmhouse being retained





External Visualisation - Plots 1 & 2



External Visualisation Rear - Plot 6



GROUND INVESTIGATION

The Vendor has instructed M-EC to undertake a detailed geotechnical analysis of the site which addresses a number of issues.

A copy of the reports produced by M-EC are made available as part of the data room and the benefit of the reports will be novated by way of letter of reliance through the purchaser upon completion for a sum to be agreed, which is payable by the purchaser.

UTILITIES

A utilities search has been commissioned from M-EC and a copy of the responses received are available to download as part of the technical information pack. The report includes existing utilities plans along with connection quote for the usual suite of main supplies.

AUTHORITIES

Water www.anglianwater.co.uk

Gas www.cadentgas.com

Electricity www.ukpowernetworks.co.uk

Local www.west-norfolk.gov.uk

Highways www.norfolk.gov.uk

VAT

The Vendors reserve the right to charge VAT at the appropriate rate if advised that a sale of all or part is a chargeable event.

PLANS, AREAS, PHOTOGRAPHS AND SCHEDULES

The plans are for reference only. The purchaser shall be deemed to have satisfied himself as to the description of the property. Any error or misstatements shall not annul the sale nor entitle either party to compensation.

DEMOLITION & SITE CLEARANCE _____

The site is sold with the farm buildings in-situ as the site can be viewed as part of the marketing period.

VENDOR RESERVATIONS _____

Interested parties attention is drawn to the following:

- The Vendor will retain a restrictive covenant requiring the site to be used for the purposes of residential development and no other use.
- Bidders are encouraged to indicate tolerance to Overage within their bid for the site where this improves the overall offer. The Vendor's wish to see some form of protection within the contract relating to any increase in the number of units delivered on the site.
- The Vendor will retain a right of access to the access road that serves their retained residential property known as "The Farmhouse".

DATA ROOM _____

A website dedicated to the sale can be found via the property listing on the Mather Jamie website. Please be aware that the data room requires users to log in and await authorisation which will be given as soon as possible following initial registration.

Please click 'No Account? Register here' and create an account to gain access.

The agent will endeavour to ensure that letters of reliance for the various reports are provided to the Purchaser of the site where necessary.

The information available includes but is not limited to the following list:

- Corporate Architecture – Design and Access Statement
- Corporate Architecture – Structural Engineer Report
- Applied Ecology Ltd – Bat Survey

- Applied Ecology Ltd – Preliminary Ecological Appraisal
- M-EC – Geo-environmental Assessment
- RPS – Transport Statement

BOUNDARIES _____

The Agent will make reasonable endeavors to specify the ownership of boundaries, hedges, fences and ditches, but will not be bound to determine these. The Purchaser will have to satisfy themselves as to the ownership of any boundaries.

METHOD OF SALE _____

The site is offered for sale by way of informal tender. Parties wishing to bid must submit their offer using the tender pro forma which is available to download from the data room. Vacant Possession will be available on completion and offers are invited in respect of the site as a whole.

The deadline for submission of tenders is 12 Noon on Friday 11th February 2022.

VIEWING _____

Viewings of the site must be arranged with Mather Jamie in advance. Neither the Vendors nor the Agents are responsible for the safety of those viewing the site, and any persons taking access do so entirely at their own risk.

AGENTS CONTACT DETAILS _____



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Red line indicative only

Conditions under which these particulars are issued

All statements contained in these particulars are provided in good faith and believed to be correct, but Mather Jamie for themselves and the Vendors/Lessors of this property for whom they act give notice that:-

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Mather Jamie have no authority to make or enter into any such offer or contract.
2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Mather Jamie, for themselves or for the Vendors/Lessors.
3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and prospective purchasers must satisfy themselves by whatever means necessary as to the correctness of any statements contained within these particulars.
4. The Vendors/Lessors do not make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property, nor do Mather Jamie or any person in their employment have any authority to make, give or imply any such representation or warranty.

This statement does not affect any potential liability under the Property Misdescriptions Act 1991. Particulars issued December 2021.