

FORMER FAKENHAM ACADEMY

WELLS ROAD • FAKENHAM
NORFOLK • NR21 9HP

2.5 HECTARES (approx.)
(6.17 acres approx.)

- Grade II Listed former school building extending to approximately 3,437 sq m (37,000 sq ft)
- Further former classroom buildings
- Close to town centre
- Potential for residential conversion and further development (STP)

FOR SALE



BROWN & CO

LOCATION_

Fakenham is a popular market town situated in North Norfolk. It is on the River Wensum, about 25 miles north-west of Norwich. It is at the junction of several local roads, including the A148 from King's Lynn to Cromer, the A1067 to Norwich and the A1065 to Swaffham.



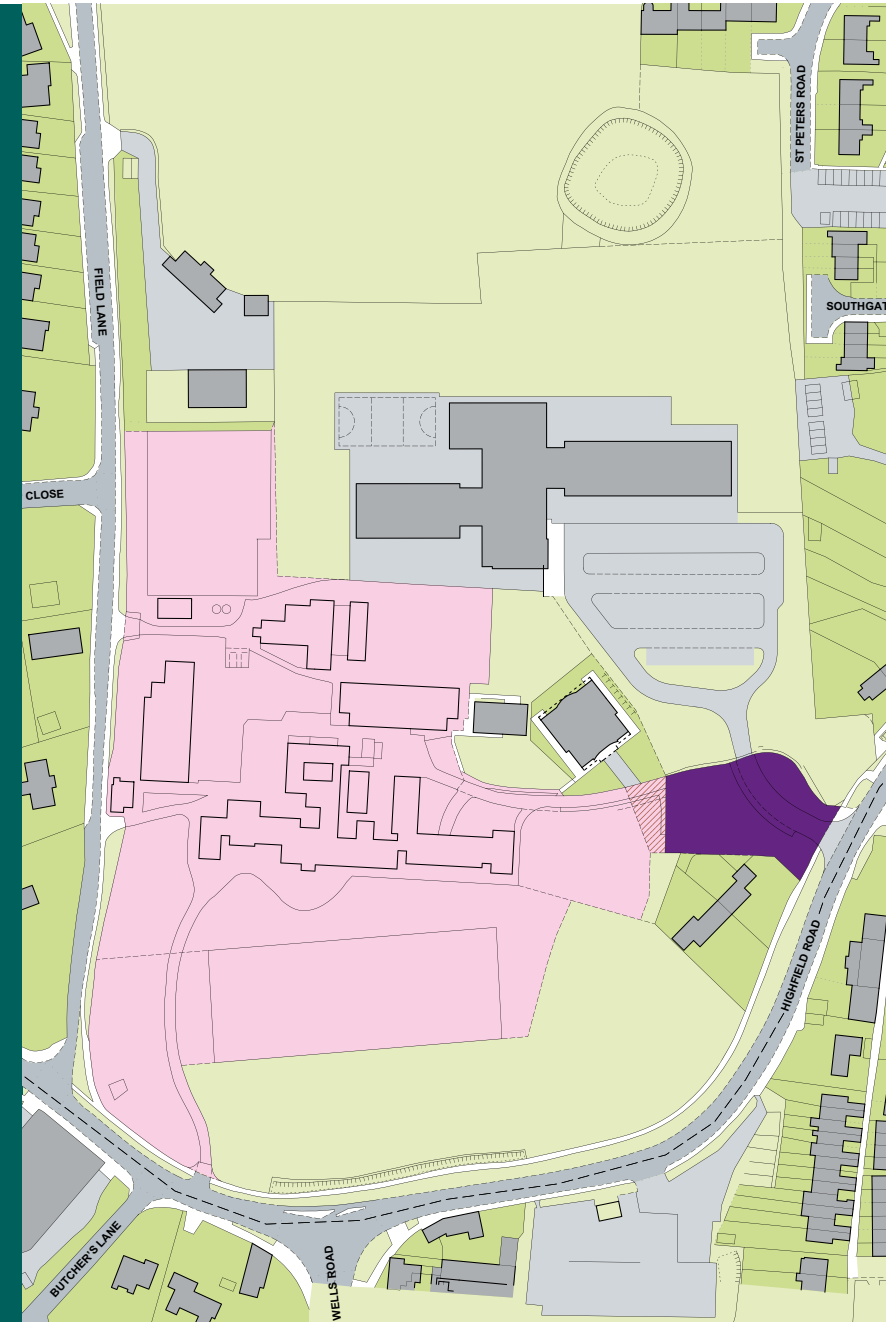
THE SITE_

The site is situated north of the town centre within a predominantly residential area.

The area for sale is shown pink and mauve on the site plan and extends to approximately 2.5 hectares (6.17 acres), with the former heritage building extending to approximately 3,437 metres (37,000 sq ft).

Behind the heritage building are some further class blocks, together with a swimming pool.

The main access is via Highfield Road, and is shared with the new Duke of Lancaster School to the north and an ATC centre. There are further accesses off Wells Road and Field Lane.





PLANNING

The site is within the defined settlement boundary, but is not allocated for development in either the current adopted Local Plan or the emerging Local Plan.

Both versions of the Local Plan classify Fakenham as either a Principal Settlement or a Large Growth Town, which, with Cromer, North Walsham and Holt is a location where a significant proportion of the new growth that is required will be expected to be delivered in the District.

The site would be considered to be a brownfield site, on which the Norfolk Planning Policy Framework states that “planning decisions should give substantial weight to the value of using brownfield land within settlements for homes and other identified needs”. Both of these facts provide strong support for the principle of residential redevelopment.

The former school buildings are within an area defines as Residential Area (Policy SS3) in the current Local Plan, where new housing will be accommodated.

The remainder of the site is defined as Open Land/Education and Formal Recreation Areas (Policy CT1) of the current Local Plan.

The scheme will need to meet the Local Plan policies in terms of affordable housing, design, heritage impact (the site is also within a Conservation Area as well as part being Listed) bio-diversity, open space, transport and drainage.

The site is within the Wensum Catchment in respect of the nutrient neutrality issue that is affecting large parts of the county. The Norfolk Authorities are devising their own mitigation strategies to deal with this, which, if mitigation can't be delivered on site, is likely to result in a credit scheme. However, the precise details of the mechanism of this and timings are still to be formulated.





VAT_

VAT will not be charged on the purchase.

SERVICES_

All information we have with regard to services is within the information pack. However, purchasers should make their own enquiries with the utilities suppliers to verify capacity and supply.

EASEMENTS/ RIGHTS OF WAY_

The site will be sold with benefit of all easements, covenants and rights of way.

METHOD OF SALE_

The site is available for sale freehold by way of Private Treaty as a whole with vacant possession and on an unconditional basis.

INFORMATION PACK_

A comprehensive data room comprising planning and technical information together with sale process guidelines is available. Please contact Andrew Haigh or Henry Cockerton at Brown & Co. Those consultants' reports that can be assigned will be done so at nil cost to the vendor.

LEGAL COSTS_

Each party will be responsible for their own legal costs incurred in documenting the sale.

VIEWING & FURTHER INFORMATION_

Viewings are available by appointment of the sole selling agent.

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