

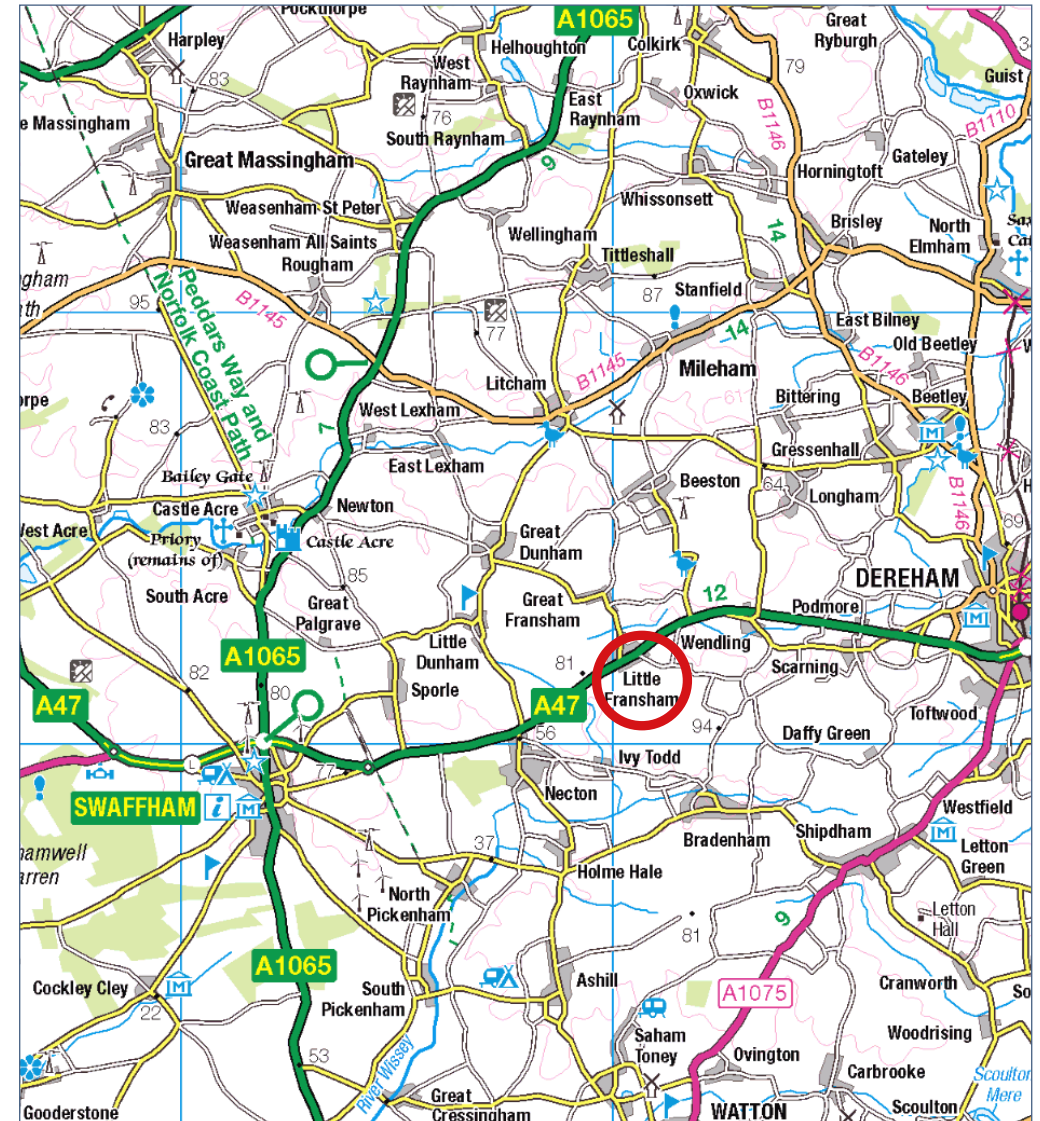
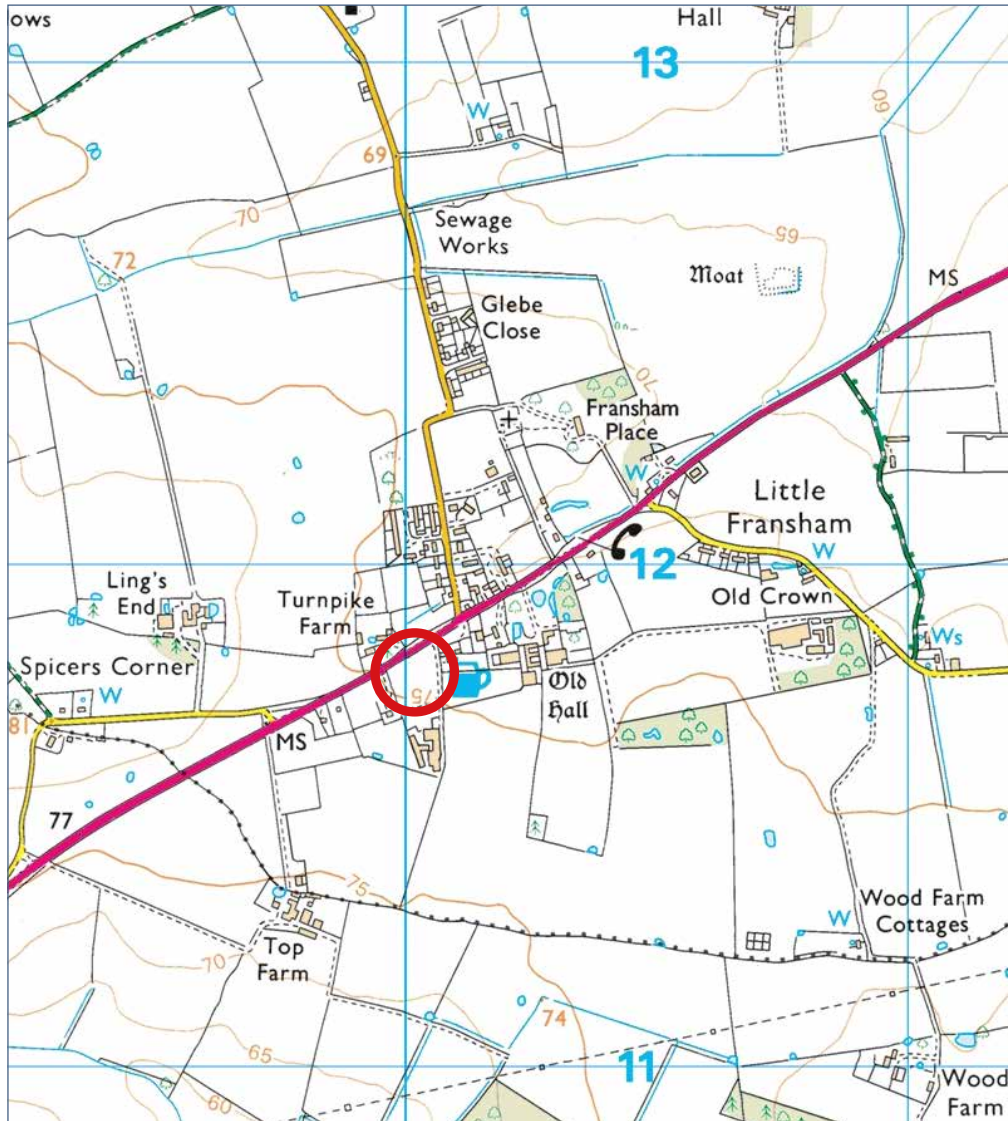


# RESIDENTIAL DEVELOPMENT LAND

MAIN ROAD, LITTLE FRANSHAM



## LOCAL AND REGIONAL LOCATION PLANS



#### VENDORS' AGENT



#### SWORDERS

11 Holkham Studios,  
Longlands, Holkham Estate,  
Wells-Next-The-Sea, Norfolk  
NR23 1SH  
T: 01328 85 44 00  
E: nell.dickson@sworders.com  
E: kelvin.grimes@sworders.com

#### VENDORS' SOLICITOR



#### WARD GETHIN ARCHER

3 Regis Place,  
North Lynn Industrial Estate,  
King's Lynn  
PE30 2JN  
T: 01553 66 00 33  
E: cameron.green  
@wardgethinarcher.co.uk

## RESIDENTIAL DEVELOPMENT LAND OFF MAIN ROAD, LITTLE FRANSHAM, NORFOLK

Approximately 0.47 hectares (1.16 acres) located to the South of Main Road (A47), Little Fransham with outline planning permission for 4 dwellings with associated parking.

- Central village location
- Approximately 5 miles to Swaffham, 6 miles to East Dereham and 20 miles to Norwich
- Approximately 18 miles to Wymondham Railway Station, 21 miles to Kings Lynn Railway Station and 23 miles to Norwich Airport
- Outline planning permission granted for 4 dwellings with associated parking

Little Fransham is an attractive rural village in the Breckland District of Norfolk. The village offers a range of services and amenities, including butchers/deli and a public house, with the neighbouring village of Necton offering a village shop, post office and primary school all within two miles. The site is situated in a rural location but close to a number of larger towns including Swaffham and Dereham.

OFFERED AS A WHOLE

VIEWING STRICTLY BY APPOINTMENT ONLY

# THE LAND



The land extends to approximately 0.47 hectares (1.16 acres) and is located in the centre of Little Fransham, just to the South of the Main Road. Outline planning permission has been granted for 4 residential units with associated parking spaces on the former agricultural land.

## LOCATION

The site is bound by the Manor House and Garden House on the West, open pasture land and a former farmyard to the South and Willgress of Fransham (a local butchery/deli) to the East. The Main Road (A47) is located just to the North. Also, conveniently located to the East of the site is the village public house.

Little Fransham is a typical rural village in Norfolk, within the village there is a popular public house as well the aforementioned butchery/deli, excellent public transport links to the nearby Market Towns of East Dereham and Swaffham, where a range of supermarkets, restaurants, cafes and shops are located.

The Cathedral City of Norwich is 20 miles to the East offering an extensive range of cultural, recreational, social, sporting and retail facilities. Norwich Railway Station provides regular train connections to London Liverpool Street.

## PLANNING

Outline planning permission was granted on 5th September 2018 for the erection of 4 No. dwellings with associated parking. (3PL/2018/0664/O)

The planning consent includes pre-implementation and pre-occupation conditions. Please see the additional information pack for details of the planning permission and drawings.

## ACCESS

Access to the land is from the Main Road (A47) via the existing Manor and Garden House entrance to the West of the development site.

## RETAINED LAND

The Vendor reserves a right for services to be provided at a location to be confirmed for the purpose of connections to retained land.

## TENURE & OCCUPATION

The land is available freehold with vacant possession.

## OVERAGE

There may be an opportunity, subject to gaining the necessary consents, for the planning permission on the site to be enhanced. In this instance, the Vendors would require a percentage of any uplift in value. The exact details to be agreed.

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

There are not any known rights of way, footpaths, wayleaves or easements on the land.

The land is offered subject to and with the benefit of all existing rights of way, wayleaves and easements, whether or not specifically referred to in these particulars.

## BOUNDARIES

The purchaser will be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agent will be responsible for defining any other boundaries.

Please note that the purchaser will be required to erect a stock proof fence to delineate the new boundaries marked A, B,C & D on the indicative site layout plan.

## VAT

The Vendors reserve the right to charge VAT in addition to the purchase price on the whole of the land, should this become necessary.

## ADDITIONAL INFORMATION PACK

An additional information pack is available containing copies of the planning documents and approved plans.

## GENERAL INFORMATION

Breckland District Council - 01362 656870  
Norfolk County Council - 0344 800 8020

## VIEWINGS

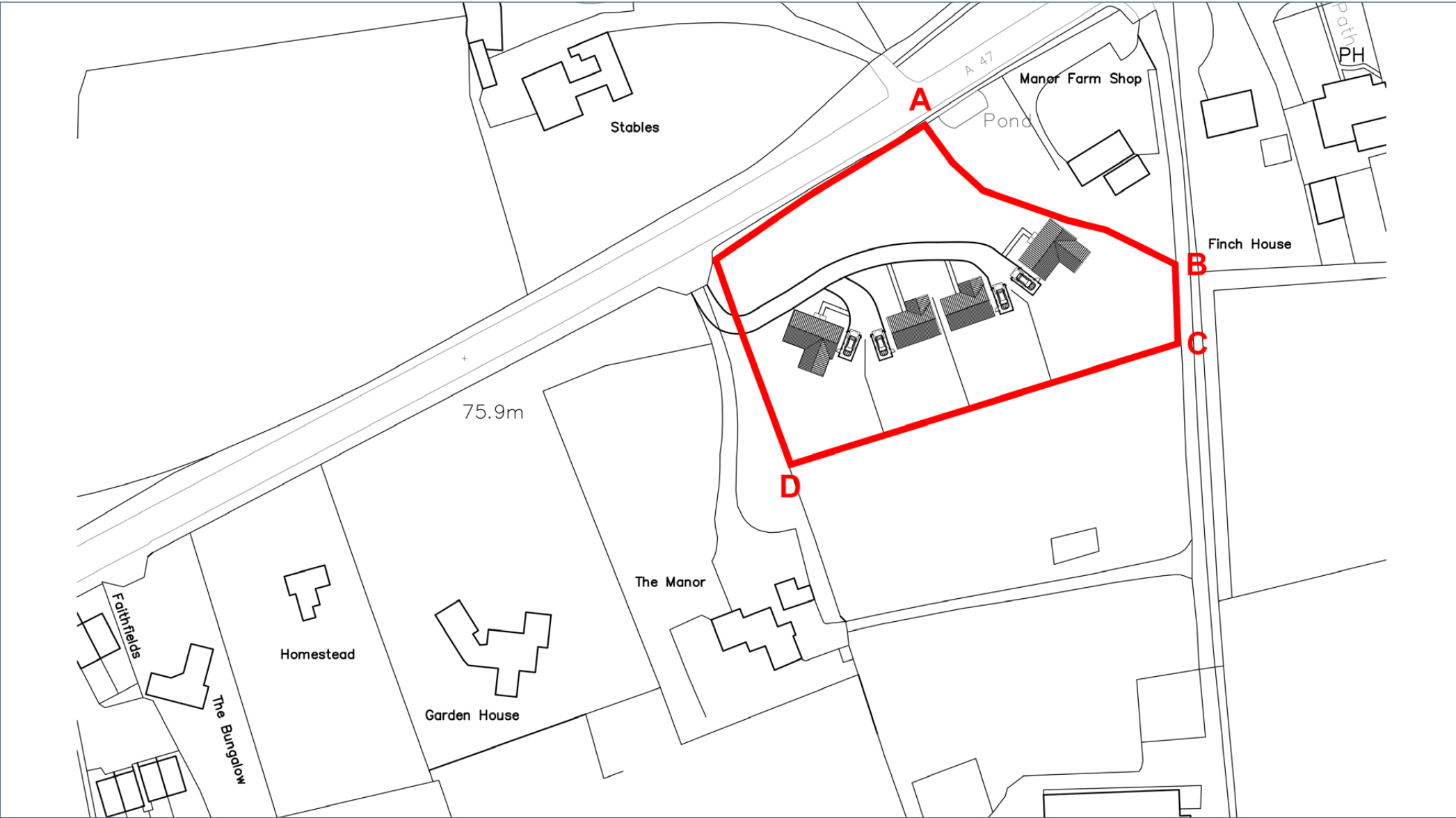
Strictly by appointment only with the Vendors' Agent.

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or kelvin.grimes@sworders.com



# INDICATIVE SITE PLAN



# ELEVATIONS



## DIRECTIONS

From Norwich head Westbound on the A47 for approximately 20 miles. As you head down into the village of Little Fransham, the site is located on the left-hand side just after Willgress of Fransham. From Kings Lynn, follow the A47 for approximately 20 miles and upon entering the village of Little Fransham, the site is on the right-hand side, just before Willgress of Fransham. The nearest postcode is NR19 2JW.

## IMPORTANT NOTICE

Sworders for itself and the Vendor of this property give notice that the particulars are a general outline only for the guidance of intending Purchasers and do not constitute an offer or contract. All descriptions and any other details are given without responsibility and any intending Purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. Any measurements, areas or distances referred to herein are approximate only. None of the services or fixtures or fittings has been tested and no warranty is given as to their suitability or condition. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise. No employee of Sworders has any authority to make or give any representations or warranty whatsoever in relation to the property. No responsibility can be accepted for the expenses incurred by any intending Purchasers in inspecting properties which have been sold, let or withdrawn.

All plans included are not to scale and are based upon the Ordnance Survey Map with the sanction of the Controller of H M Stationery Office. Crown Copyright Reserved.

Photographs taken: October 2018  
Particulars prepared: October 2018







SURVEYORS | PLANNERS | ARCHITECTS

11 Holkham Studios, Longlands, Holkham Estate, Wells-next-the-Sea, Norfolk, NR23 1SH T: 01328 85 44 00 [www.sworders.com](http://www.sworders.com)