



RESIDENTIAL DEVELOPMENT OPPORTUNITY

Gayton, King's Lynn, Norfolk

BROWN & CO

RESIDENTIAL DEVELOPMENT OPPORTUNITY – OUTLINE PLANNING PERMISSION FOR 33 DWELLINGS

Gayton, King's Lynn, Norfolk, PE32 1UQ

INTRODUCTION

Approximately 1.13 hectares (2.79 acres) of land with Outline Planning Permission for 33 dwellings (subject to a Section 106 Agreement) and 0.72 hectares (1.77 acres) of adjoining vacant land subject to an Overage Agreement.

The total land offered for sale extends to 1.85 hectares (4.56 acres) or thereabouts.

LOCATION

The property is located on the south side of Litcham Road on the eastern edge of the popular rural village of Gayton in the County of Norfolk.

Gayton is an attractive rural village with excellent transport links to King's Lynn 8.5 miles west, Norwich 36 miles east and the North Norfolk coast 18 miles north, all providing a wide range of amenities and services, including leisure opportunities. King's Lynn has a direct train service to Cambridge (50 mins) and London King's Cross (1hr 45mins).

Gayton has a population of over 1,400 (2011 Census) and has a public house, a butcher, a primary school and a fish bar. The village is designated as a joint Key Rural Service Centre by the Borough Council of King's Lynn and West Norfolk's Core Strategy in the adopted Local Plan.

DESCRIPTION

The property comprises a single of level brownfield land formerly in agricultural commercial use. Measuring 1.85 hectares (4.56 acres) or thereabouts the site is accessed from Litcham Road to the east of the village.

The main part of the site includes land with Outline Planning Permission for up to 33 dwellings. Additionally, there is 0.72 hectares (1.77 acres) or thereabouts of land to the east (hatched black on the Sale Plan) falling outside of Gayton's Development Boundary which is vacant and has no Planning Permission attaching.

PLANNING

The section of the property that benefits from Outline Planning Permission, with some matters reserved, for residential development of up to 33 dwellings, is subject to a S106 Agreement and CIL payment. The site received Outline Planning Permission from the Borough Council of King's Lynn and West Norfolk on 15th October 2018 (Application Reference Number: 17/02233/OM).

SECTION 106 AGREEMENT

The current S106 Agreement includes the following contributions.

- 20% Affordable Housing provision
- Highways Contribution
- High School Education Contribution
- Primary School Education Contribution

A copy of the Agreement is available in the Data Room.

OVERAGE

The area hatched black on the sale plan is being sold subject to an Overage Agreement. The Vendor will retain 35% uplift in value in excess of £10,000/acre for the land (at the date of completion of the sale) in the event that Planning Permission/Permitted Development for residential or commercial development is obtained.

The valuation date will be the date of Planning Permission and the Overage will be effective for a period of 20 years from the date of Completion of the sale. The payment will be due upon implementation of the Permission or a disposal with the benefit of the Permission.



DATA ROOM

Full details of the site and Planning Application are available in the dedicated Data Room. Please contact the Sellers' Agents for a password to access this information.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The site is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars.

VAT

The land has not been opted to tax and so VAT will not be payable by the Buyer in addition to the Contract Price.

PLANS, AREAS AND SCHEDULES

These have been prepared as carefully as possible and are based on the Ordnance Survey scale plans and HM Land Registry. The plans are published for identification purposes only and are believed to be correct.

METHOD OF SALE

The property is being offered for sale as a whole by Private Treaty with Vacant Possession.

DISPUTES

Should any dispute arise as to the boundaries or any point arising in these Particulars, schedule, plan or interpretation of any of them the question shall be referred to the arbitration of the Sellers' Agents, whose decision acting as expert shall be final. The Buyer shall be deemed to have full knowledge of all boundaries and neither the Seller nor the Sellers' Agents will be responsible for defining the boundaries or the ownership thereof.

HEALTH AND SAFETY

Viewers should be careful and vigilant whilst on the property. Neither the Seller nor the Sellers' Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

ANTI-MONEY LAUNDERING

In accordance with the most recent Anti-Money Laundering legislation, a Buyer will be required to provide proof of identity and address to the Sellers' Agents once an offer is submitted and prior to Solicitors being instructed.

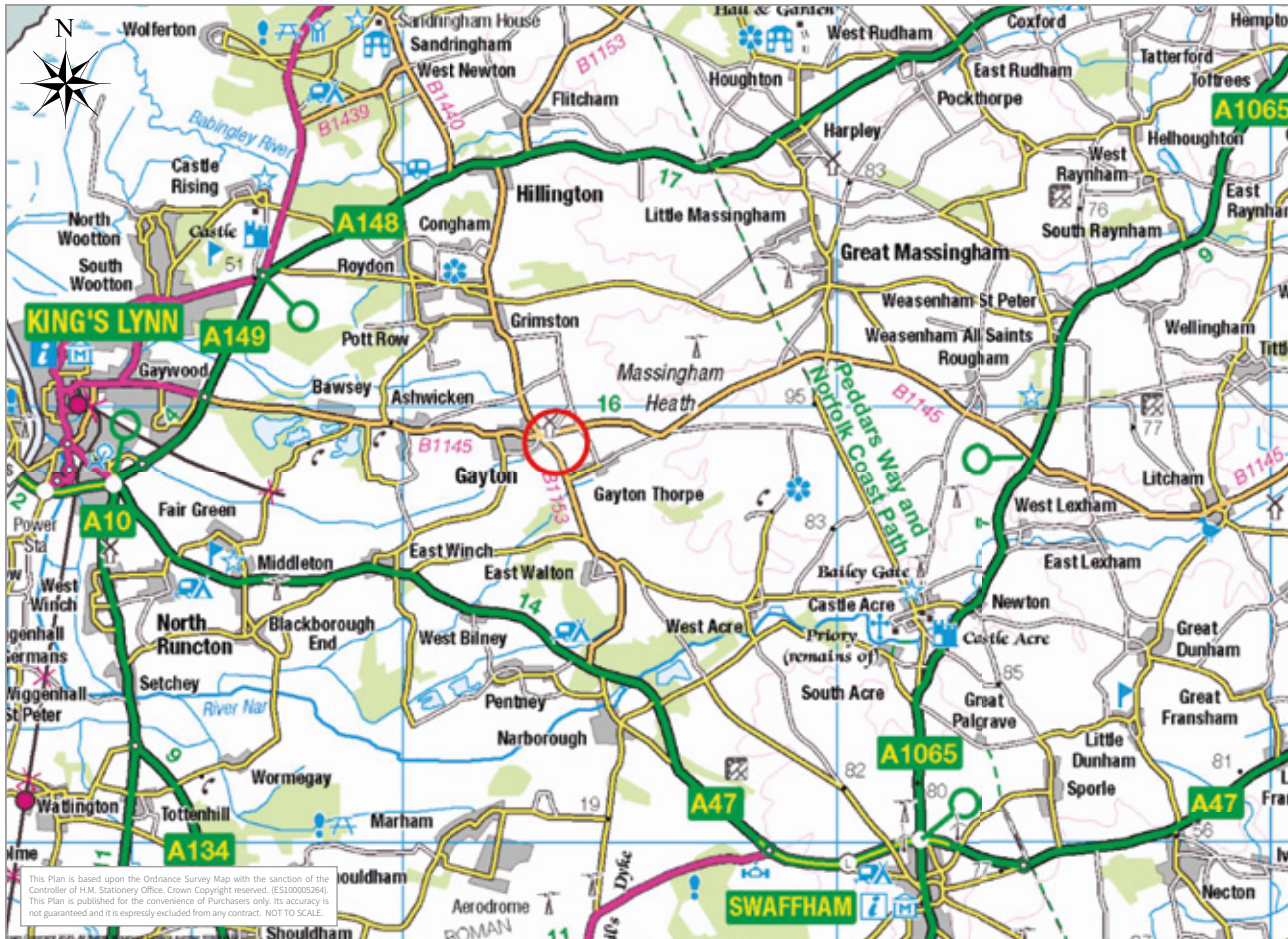
VIEWING

Viewing is permitted during daylight hours with a set of these sales particulars to hand, having contacted the Sellers' Agents

SELLERS' AGENTS

Jim Major and Rowley Barclay
Brown & Co LLP
Market Chambers, 25-26 Tuesday Market Place,
King's Lynn, PE30 1JJ
T: 01533 770771





IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in July 2020.

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