

Location

Easton is a busy commuter village located some 6 miles west of Norwich city centre and 9 miles east of Dereham, with direct access to the main A47 trunk road. The village has a growing population of 1,436 (2021 census) with continued residential development increasing this.

The village is well served, having a primary school, newly built community centre and fish and chip restaurant, as well as being home to the Royal Norfolk Showground and a campus of the Easton and Otley College. Other nearby business and facilities of note include: Group 1 BMW, Premier Inn, Costessey Park & Ride, Peter Field Golf Centre, Next, Sainsbury's, McDonalds, Bannatyne Health Club, Longwater Retail Park, Aldi, the Norfolk Food Hall and the Food Enterprise Park.

The land forms part of Persimmon Homes and Charles Church's Festival Park development and occupies a central position within the village, accessed from Marlingford Road.

Description

The land comprises a fully serviced site, formerly being part of an agricultural field and now being part of a large residential scheme, allocated for commercial development of a local retail centre. The land does not currently have a dedicated access but purchasers will be encouraged to create an access along the western boundary.

Accommodation

The land has an approximate gross site area of **0.42 acres (0.17 hectares)**, subject to measured survey.

Tenure & Terms

The property is being offered for sale, on a freehold basis. Both conditional and unconditional offers are invited. The vendors will require evidence that due diligence and relevant planning enquiries have been undertaken before any offer can be accepted.

In accordance with the latest Anti Money Laundering (AML) legislation, the purchaser will be required to provide proof of identity, address and source of funds to the selling agents prior to solicitors being instructed.

Price

Offers in the region of **£300,000 plus VAT**.

Energy Performance Certificate

Not applicable.

SUBJECT TO CONTRACT

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleasecode.co.uk

Rates

Not applicable.

Planning & Uses

The land forms part of a large outline residential planning application, granted consent in 2016, consisting of 890 dwellings, a village hall, extended primary school, a retail store and areas of open space. The subject land is the area allocated for the new retail store, with the permitted use being a retail use for convenience goods and no other purpose.

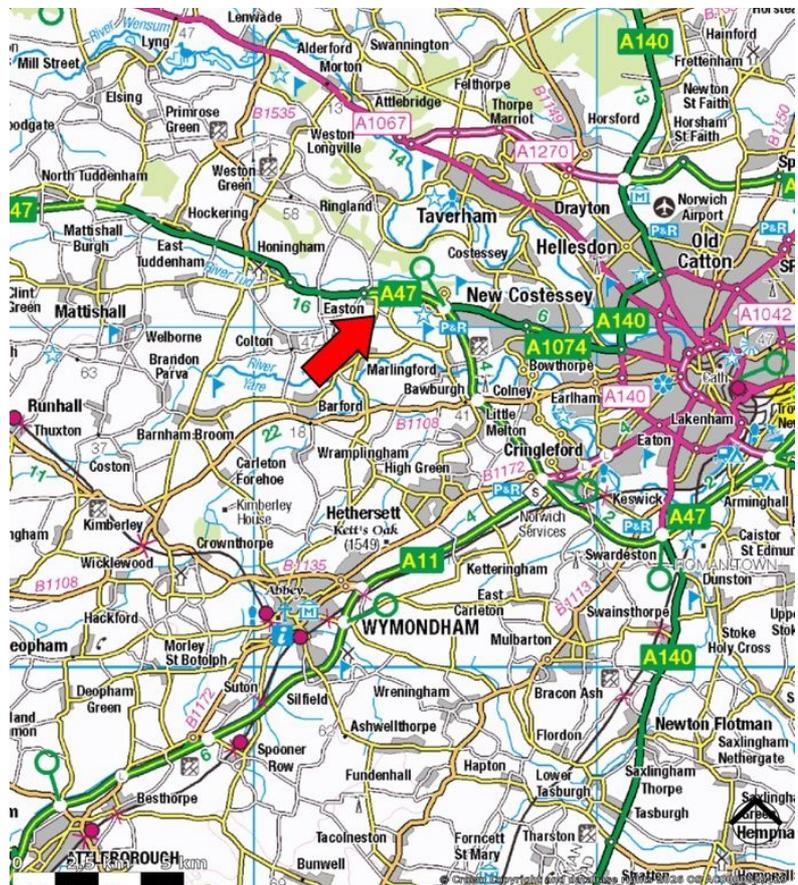
The outline permission has now lapsed and therefore prospective purchasers will be required to submit their own full planning application for development of the land in accordance with the previous consented use.

Viewings & Further Information

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Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.



IMPORTANT NOTICE

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