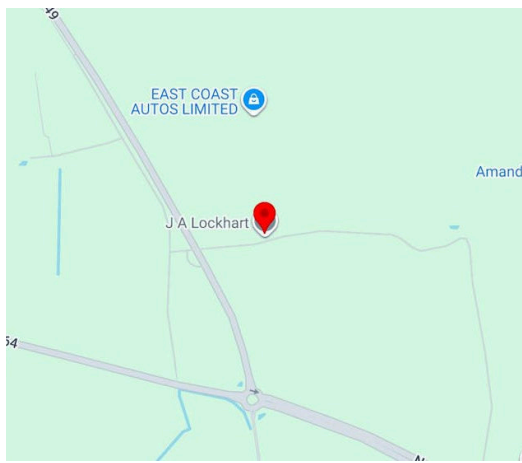


ROCHE

Nova Scotia Farm, Nova Scotia, Great Yarmouth, NR30 5SH

Land For Sale | Offers invited | 0.33 to 1.75 Hectares

Land / For Sale



Location

Caister-on-Sea is a large village and popular seaside resort located on the east Norfolk coast, just north of Great Yarmouth. At the 2021 census the population was a reported 9,095. The subject land forms part of a major residential development of up to 665 homes and a primary school located off Jack Chase Way (Caister bypass) and close to the junction with the A149 Norwich Road, on the western edge of the village.

Description

The land comprises approximately 1.75 hectares of former farmland which is now allocated as a Local Centre Site (including a Health Centre Site and Care Home Site) within the approved masterplan for the wider Nova Scotia residential development.

Accommodation

Name	Size	Availability
Outdoor - Allocated for Health Centre Development	0.75 Hectares	Available
Outdoor - Allocated for Care Home Development	0.33 Hectares	Available
Outdoor - Allocated for Retail/Commercial Development	0.67 Hectares	Available

Tenure & Terms

PLEASE NOTE THAT BEST BIDS ARE NOW BEING INVITED FOR THE FREEHOLD INTEREST - DEADLINE IS 5PM ON TUESDAY 21 APRIL 2026.

The land is being offered for sale on a freehold basis. Conditional and unconditional offers for both the whole and/or the individual allocations are invited. The vendors will require 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.

Planning and Uses

The land is allocated as already set out. The first Reserved Matters (RM) for 173 homes was permitted in 2023 and has proven successful to date. This RM also includes the spine road serving the local centre land. The final RM for the remaining homes will be submitted in 2026.

Summary

- Price: Offers invited
- Legal fees: Each party to bear their own costs

Further information

- [View details on our website](#)

Contact & Viewings

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