

Cromer Road

North Walsham, NR28 0NB

ROCHE



TO LET / FOR SALE

1 TO 4 ACRES
(0.40 TO 1.62 HECTARES)

£600,000 EXCLUSIVE OF VAT

Land To Let or For Sale,
North Walsham

01603 619876
rochesurveyors.co.uk

Summary

Available Size	1 to 4 Acres
Price	£600,000 Exclusive of VAT
Business Rates	Upon Enquiry
EPC Rating	EPC exempt - No building present

Description

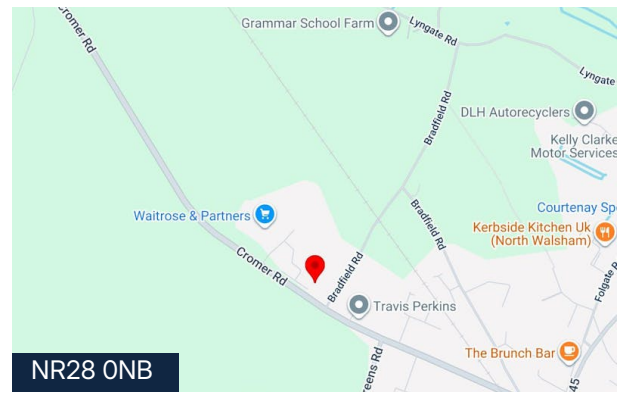
The property comprises a plot of approximately 3.96 acres (1.60 ha) of development land which is considered suitable for industrial and/or storage uses, subject to planning. The site is approximately level and of regular shape with access via a private estate road. It is available as a whole or could be divided. The site is to the east of Wall Engineering's factory and to the north of premises occupied by Starling's Transport and R&L Morter. The boundary to the north is the Norwich to Sheringham railway line.

Location

North Walsham is a busy north Norfolk market town, located approximately 15 miles north of Norwich and 7.5 miles south of Cromer and the north Norfolk coast. The town has a population of approximately 13,000. The property is located on North Walsham Business Park off the A149, Cromer Road. Other occupiers in the vicinity include Waitrose, MKM Building Supplies, Travis Perkins, Wall Engineering and Starlings Transport.

Terms

The site is offered for sale although lettings will be considered. Splitting the site may be possible. Price/Rent -£600,000, exclusive of VAT, subject to contract. Guide rent on application.



Viewing & Further Information



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