



Indicative Site Layout

Land at Rollesby Road, Hardwick Industrial Estate, King's Lynn

Commercial Development Land

For Sale £575,000

- Full Planning Consent Granted for 16 Industrial Units
- Scope to increase Site Density (STP)
- Offering Investment Potential
- Approx Net Developable Area 2.5 acres

1.86 hectares (4.6 acres) – Total Site Area

Alex Brown

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BROWN & CO

Property and Business Consultants

brown-co.com

Location

The property is located on the western side of Rollesby Road on the busy Hardwick Industrial Estate. The land is adjacent to CCL Decorative Sleeves and opposite Open Road West Norfolk and The Bed Base Company.

The Hardwick Industrial Estate is King’s Lynn’s premier industrial estate supporting many national, international and local businesses including Mars UK, Sensient, Foster Refrigeration, ExaClair and Timber Services as well as most of the major trade counter operators and the retail motor trade.

The estate is close to the Hardwick Roundabout giving access to all major routes (A47 Norwich/Peterborough, A17 Newark/The North, A10 Cambridge/M11 and the A148/A149. The town centre is only 2 miles away.

Description

The land comprises 1.86 hectares (4.6 acres) in total and has planning consent for the development of 16 light industrial units. There is an approximate net developable area of 2.5 acres.

The land is accessed via a culverted roadway off Rollesby Road (adopted highway).

The land is subject to a public right of way which runs along the front of the site (and adjacent to the drain) which connects to a Norfolk County Council maintained cycle path linking the Hardwick Industrial Estate with Exton’s Place (to the north) and to the Chase Area (to the south).

Planning

The current planning consent for the development of 16 light industrial units (B1 & B8 use class) is found under planning reference number 18/00683/FM.

The planning is extant and confirmed by a Lawful Development Certificate under planning reference number 22/01194/LDE.

Several conditions have been satisfied, this includes Japanese Knotweed Survey/Management Plan (confirming no Japanese Knotweed being present), Tree Surveys including Tree Constraints Plan, Retention and Removal Plan, Protection Plan and Arboricultural Implications Assessment.

Accommodation

The land provides the following approximate site area: -

Description	hectares	acres
Site Area	1.86	4.6
Overall	1.86	4.6

Services

We are advised that mains water, electricity, gas and drainage connections are available in the adopted highways adjoining the site. Interested parties are advised to undertake their own searches.

Business Rates

The property is bare land and therefore not currently rated for Business Rates.

Terms

For sale private treaty with unconditional freehold offers being invited. The vendor will reserve the right to conclude the sale via informal tender.

VAT

It is understood that VAT will be charged upon the sale price.

Legal Costs

Each party will be responsible for their own legal costs incurred documenting the sale.

EPC

The property is bare land.

Viewing

Strictly by appointment with the selling agents:-

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IMPORTANT NOTICES

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Site Plan For Identification Purposes Only:



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