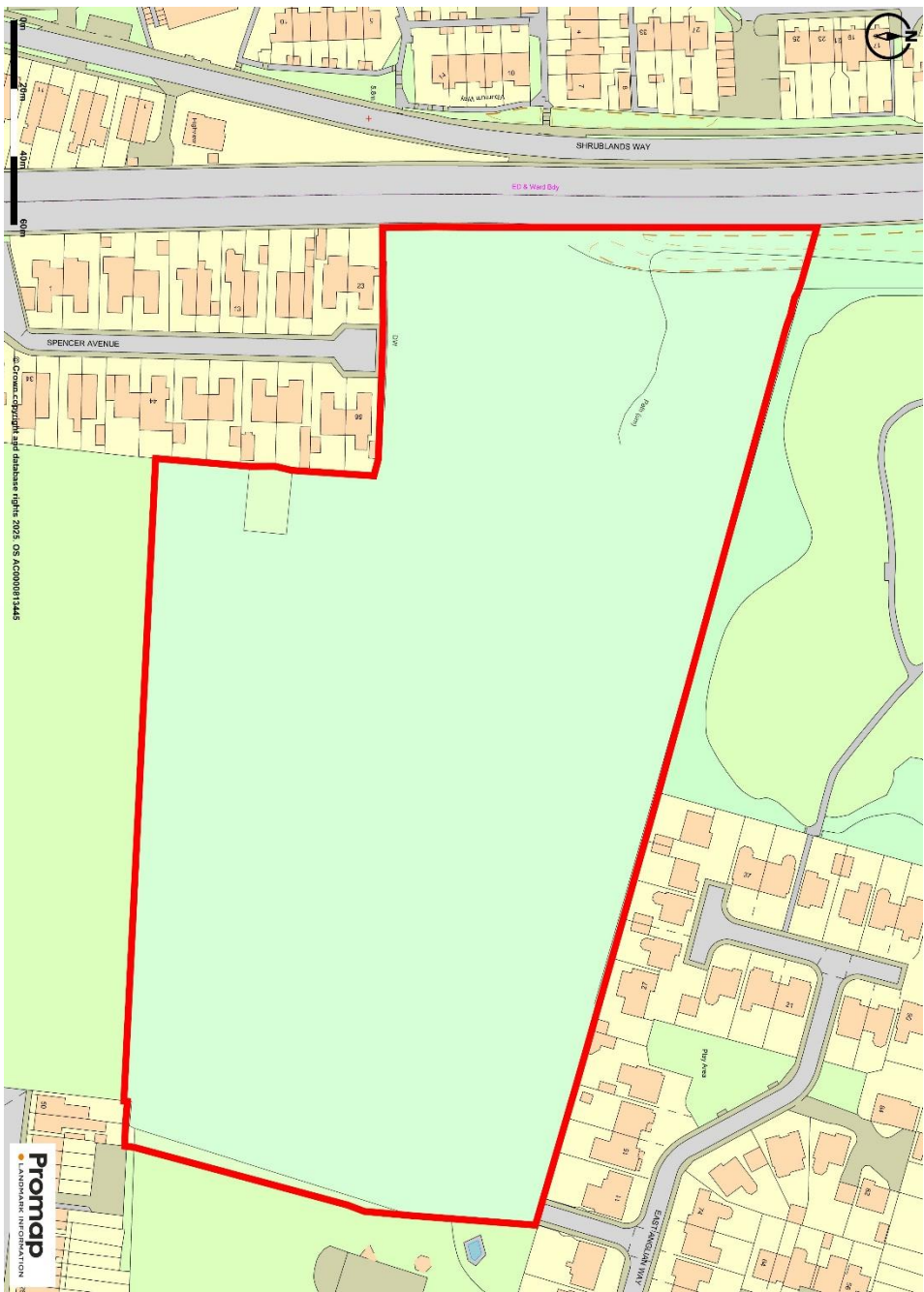


Site Plan



**Potential Residential Development Land within built up area.**  
**4.025 Hectares (9.95 Acres)**

**Residential  
Development Land**

**For Sale**

**RARE OPPORTUNITY TO  
ACQUIRE AN ATTRACTIVE,  
LARGE DEVELOPMENT SITE**

**WITH ACCESS VIA EXISTING  
EAST ANGLIAN WAY**

**ADJACENT TO PUBLIC OPEN  
SPACE**

**FREEHOLD**

**Land at East Anglian Way, Gorleston-On-Sea, Great  
Yarmouth, NR31 6TY**

Great Yarmouth, together with the adjacent town of Gorleston, is located on the east coast of Norfolk, approximately 20 miles east of Norwich and 8 miles north of Lowestoft, with access via the A47 trunk road.

The site is located in Gorleston-on-Sea, within walking distance of the town centre. East Anglian Way leads off Church Road (B1370), which connects to the A143 Beccles Road near it's junction with the A47. The site benefits from access via East Anglian Way, with further potential access from Spencer Avenue.

Note: Arnolds Keys for themselves and for the vendors or lessees of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.





Description

The subject site comprises a generally level area of land, although some historic excavation has taken place, the site is currently heavily wooded.

Any developer would be required to meet biodiversity net gain requirements and obtain the necessary habitat approvals for the removal of self-sown woodland.

Accommodation

Site Area 9.95 Acres (4.025 hectares)

Terms

The land is available for freehold, price on application.

VAT

Our client reserves the right to charge VAT in line with current legislation.

Planning

A planning application for the development of 71 dwellings was refused in 2017 (06/17/0247/F), however, it is considered that the site is suitable, subject to planning approval, for a revised scheme of approximately 50 dwellings. The original application was subject to an appeal.

Viewing and further information

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SUBJECT TO CONTRACT -  
GWBG/njr/120/LD29493

Location Plan

