



MAXEY GROUNDS

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Development

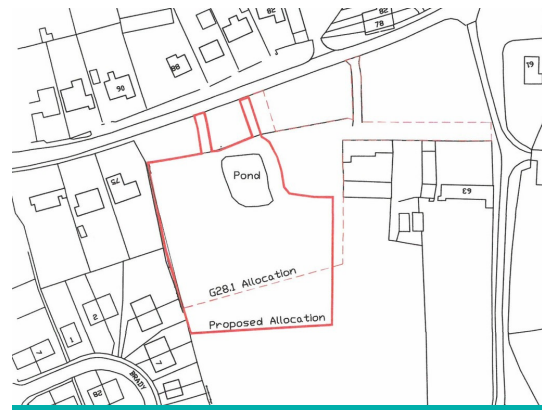
Guide Price £535,000



Ref: 20067

Land Between 63 and 75 Sluice Road, Denver, Downham Market, Norfolk PE38 0DY

A rare opportunity to acquire an important area of strategic Development Land in the sought-after North-west Norfolk village of Denver, south of Downham Market. Part of the site is ALLOCATED within the Borough Council of King's Lynn and West Norfolk Local Plan where it is indicated to be suitable for nine dwellings. Additional land over and above this allocation is included in the site now being offered For Sale by Informal Tender, on a "Subject to Planning" basis, with a Tender Date of 12 Noon 22nd October 2021.



Offices at March and Wisbech

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SUMMARY DESCRIPTION An important strategic residential development site extending to 1.53 Hectares (3.79 Acres) (STMS) located within the sought-after North-west Norfolk village of Denver and representing one of the last remaining undeveloped areas within the centre of the village. The site is accessed from Sluice Road and part of the site has been allocated within the Borough Council of King's Lynn and West Norfolk Local Plan with an indication of 9 dwellings, Subject to Planning.

LOCATION The property is prominently located south of Sluice Road, the main road running through the sought-after North-west Norfolk village of Denver and represents one of the few remaining undeveloped areas within the centre of the village. The site lies approximately 2 miles south of the centre of Downham Market.

THE LOCALITY The village of Denver benefits from a number of amenities including village Post Office and stores, public house, church and village playing field with clubhouse. Nearby is the Denver Sluice complex offering water-based leisure activities and the locally famous Jenyns Arms Public House and Restaurant with accommodation.

Denver itself is only one mile south of Downham Market with further extensive shopping facilities, Primary and Secondary Schools, Bus Station and Train Station.

The area is served by regional and national transport links. The A10 passes close by and gives access to King's Lynn, Littleport, Ely and Cambridge. The popular North Norfolk coastal region is only half an hour's drive away.

Downham Market benefits from a regional bus service to the major regional centres as well as the local villages.

Downham Market lies on the King's Lynn to Cambridge and London line with journey times from Downham Market to King's Cross of around one and a half hours.

THE SITE The site comprises an area of amenity land which has been in the ownership of the same family for 75 years. In total the site extends to 1.53 Hectares (3.79 Acres) (STMS) and is offered For Sale Freehold with Vacant Possession upon completion of the purchase. The land is shown verged in red on the plan on the back page of these particulars.

PLANNING Part of the site is included within the Borough Council of King's Lynn and West Norfolk Local Plan (which was adopted in September 2016) as a Housing Allocation under Reference G28.1. In Pre-Application discussions with the Borough Council agreement has been reached to vary the boundary of the allocation in order to accommodate a select development of nine dwellings. Further details are available from the Selling Agent.

ACCESS AGREEMENT Access to the site from Sluice Road is over third-party land (verged in blue on the plan on the back page of these particulars). An option agreement is in place to acquire the necessary rights of access and easements across the land to serve nine dwellings. The successful purchaser will take on the responsibility for paying the option fee. Further details are available from the Selling Agent.



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WAYLEAVES EASEMENTS AND RIGHTS OF WAY The site is offered For Sale subject to, and with the benefit of, all existing rights, including rights of way (whether public or private), light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars.

METHOD OF SALE The property is offered For Sale freehold by Informal Tender on a Subject to Planning basis. Tenders should be submitted in writing and should include details of the purchasing entity and their legal representative, proof of funds and details of the proposed development of the site together with any additional information you wish to have considered, by the Tender Deadline of 12 Noon on 22nd October 2021. The successful purchaser will be expected to conditionally exchange contracts within a short period of agreeing the sale subject to them obtaining their own detailed planning consent at their own cost. Upon exchange of contracts a non-refundable deposit of 2.5% of the purchase price will be paid to the Seller and the contract of sale will provide for the Buyer to obtain their consent within a period of twelve months.



VIEWINGS The land is currently occupied by livestock and viewing is strictly by appointment. For an appointment to view contact the Selling Agent asking for Alan Faulkner.

VAT It is understood that the property has not been opted to tax and that, therefore, VAT will not be payable by the Buyer in addition to the contract price unless the VAT rules change to the effect that the transaction becomes subject to VAT.

DIRECTIONS From Wisbech proceed southeast along the A1101 to Outwell. At the mini roundabout in Outwell proceed straight over onto the A1122 towards Downham Market. At Downham Market continue on the A1122 which passes around the south of the town. Take the first right hand turn after crossing the railway line into the village of Denver, passing the Playing Field on your left-hand side. After the church, where the road bends round to the left, turn right onto Sluice Road heading towards Denver Sluice. The property can be found on the left-hand side after approximately ¼ of a mile, just before Brady Close.

///what3words: earplugs.toddler.puffed

PARTICULARS PREPARED 31st August 2021



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Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.