

01603 629871 | [norwich@brown-co.com](mailto:norwich@brown-co.com)



## **BUNN'S BANK ROAD, Attleborough, NR17 1QD** **FOR SALE £290,000**

Well located commercial development land

- 2 plots of 0.91 acres and 1.00 acres
- Suitable for B1/B2/B8 uses subject to planning
- Good visibility/road frontage
- Available separately or combined

**0.91 - 1.91 acres (0.37 - 0.77 hectares)**



## Location

The market town of Attleborough has a population of 9,702 (2,001 Census) and is due to be expanded through further major consented residential development. Attleborough is situated approximately 20 miles south west of Norwich and 14 miles north east of Thetford via the recently improved A11.

The site is situated on Bunn's Bank Road off the B1077 Buckenham Road, approximately 1.5 miles to the south east of the town, in an established industrial location. Neighbouring occupiers include Multi Fab Ltd, Eagle Energy, Moy Park and Lee & Plumpton office furniture manufacturers.

## The Property

The property comprises a generally level regular shaped plot of commercial development land, with frontage to Bunn's Bank Road and return frontage to the modern estate road, which we understand has been constructed to adoptable standard. The plot forms part of the larger development site, and recent development includes a 27,000 sq ft manufacturing and office facility on the adjoining plot which is occupied by Multi Fab Ltd.

The site extends to 0.77 ha (1.91 acres) and is available as a whole, or in two individual plots of 0.37 ha & 0.77 ha (0.91 acres & 1.00 acres).

## Town & Country Planning

The site is situated in an established industrial area, and is designated a General Employment Area on the Attleborough Proposals Map adopted December 2009.

The local planning authority consider B1 light industrial/office, B2 general industrial and B8 storage and distribution uses will be appropriate, subject to receipt of detailed planning consent. For further enquiries, contact Breckland Council's Planning Department tel: 01362 656248.

## Services

We understand mains water, drainage and electricity are available in the adjoining roads, to include an electrical substation on the spine road. Purchasers should make their own enquiries of the utility suppliers to verify capacities and supply.

## Price

The property is to be sold freehold with vacant possession at a price of:-

Plot 1 (Front) **£155,000**

Plot 2 (Rear) **£135,000**

## VAT

VAT will be levied on the purchase price in line with current legislation.

## Easements/Wayleaves/Rights of Way

The site will be sold with the benefit of any easements, wayleaves, covenant and rights of way whether known or unknown.

## Legal Costs

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

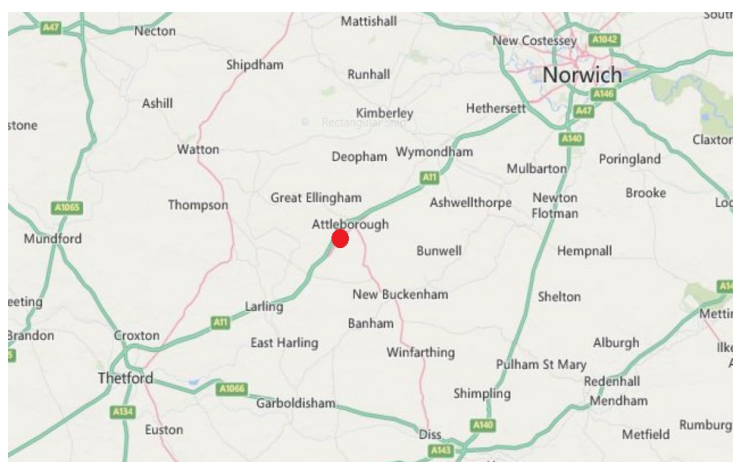
## Viewing & Further Information

Strictly by appointment with the sole letting agent:-

**Brown & Co**  
The Atrium  
St George's Street  
Norwich, NR3 1AB  
Tel: 01603 629871



**Nick Dunn**  
01603 598 241  
nick.dunn@brown-co.com



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