RESIDENTIAL DEVELOPMENT OPPORTUNITY
Fosters Sportsground, Clenchwarton

Cruso & Wilkin

Location and Situation:

The residential development land offered for sale is located off Main Road, at the eastern end of the village of Clenchwarton, a small village situated to the west of the River Great Ouse, approximately 3 miles west of the busy town and port of King's Lynn and 14 miles north-west of the historic town of Downham Market. The land is located only 1.2 miles from the West Lynn Ferry Port.

Description:

The land extends in all to 1.48 hectares (3.65 acres) or thereabouts and has the benefit of Full Planning Permission and the approval of Reserved Matters for the erection of 40 residential dwellings. There are no CIL payments due on the area.

The Vendor has applied for Outline Planning Consent for a similar type of development on a second site to the north (2.63hectares, 6.50 acres) and is appealing an earlier refusal. Planning Reference: 18/01252/OM.

The Vendor has indicated they would consider the following flexible sale options, subject to terms:

- The sale of the total site, including the land to the north.
- The sale of the consented site with an option to buy the second site subject to the Vendor obtaining Outline Planning Consent;
- A joint venture scheme with terms to be agreed between the parties. Further details available from the Agent.

Directions:

From King's Lynn at the Hardwick roundabout take the exit onto the A47 towards Wisbech. At the following roundabout take the second exit to continue on the A47. At the next roundabout (Pullover roundabout), take the third exit towards West Lynn. Continue on Main Road through West Lynn and enter the village of Clenchwarton. The road bears round to the left and after the row of houses on the right-hand side the access gateway is set back from the road next to a Garage/Car Wash Site.

Village Amenities:

Clenchwarton is a village situated on the west side of the River Ouse. It has many local amenities including a Doctor's Surgery, Village Shop, Primary School, Church, and a Public House. Clenchwarton is in close proximity to West Lynn where further amenities are available. Frequent bus routes connect Clenchwarton with local towns and King's Lynn Railway Station, running regular services to London and Cambridge.

Development Covenant:

The property will be conveyed subject to a development covenant whereby, in the event of the Purchaser obtaining a revised planning consent for in excess of 40 dwellings, including social housing, the Vendor will be entitled to an uplift in payment. Further details are available from the Agent.

Services:

The land has previously been connected to services. Purchasers should make their own enquiries to the relevant Authorities, as required. The Vendor retains the ownership of the existing service connections and will grant the Purchaser a right of use and connection where appropriate.

Method of Sale:

The land is initially offered for sale by Private Treaty as a whole. The Vendor and his Agent reserve the right to invite best and final offers and/or conduct a private auction within a pre-determined timescale if required.

Planning and Section 106 Agreement:

The land offered for sale, as edged red on the plan attached, has the benefit of Outline Planning Permission, Reference: 13/01123/OM. The Permission was granted by means of appeal on the 20th January 2015, with the Reference: 14/00030/REF. Full Planning and Reserved Matters Permission, Reference: 17/0163/RMM was obtained on the 4th May 2018.

This planning allows for the development of 40 residential units, of which 8 are to be affordable housing as listed below:

- 3 four bedroom detached houses;
- 11 three bedroom detached houses;
- 20 three bedroom semi-detached houses including 2 affordable;
- 4 two bedroom affordable terrace houses;
- 2 one bedroom affordable semi-detached houses.

A copy of the Section 106 Agreement is available upon request.

The Application and the Section 106 Agreement can be viewed on the Planning pages of the Borough Council of King's Lynn and West Norfolk's website. We would advise potential Purchasers to seek clarification on any points from the Planning Department—Development Services. Tel: 01553 616200.

Tenure:

The property is freehold and offered with the benefit of vacant possession upon completion.

Access:
The site is currently accessed from the old A17 between 41 Main Road and a Commercial Garage/Hand Car Wash. The access is shaded brown on the plan attached. The Vendor will retain ownership of the land over which the access is to be constructed in accordance with the planning consent. The contract of sale will grant to the Purchaser the necessary rights of way reserving the right to extend and to utilise the access in relation to the retained land. Interested parties are invited to discuss these arrangements with the Vendors Agent.

Easements, Covenants and Rights of Way:
The site will be sold subject to all rights of support, public and private rights of way., water, light, drainage and other easements, quasi easements and wayleaves, all or any other rights whether mentioned in these particulars or not.

Plans, Areas and Schedules:
Those plans enclosed have been prepared as accurately as possible and are published for administrative purposes only and although are believed to be correct, their accuracy is not guaranteed.

Measurements and Other Information:
All measurements are approximate. While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the land.

Value Added Tax:
Any guide price quoted or discussed is exclusive of VAT. Should the sale of this land, or any rights attached to it, become chargeable to Value Added Tax, then the tax at the prevailing rate will be payable by the Purchaser in addition to the contract price.

Health and Safety:
We would ask you to be as vigilant as possible when making an inspection for your own personal safety. We request that viewers are not accompanied by either children or dogs for their own safety.

Viewing:
Strictly by prior appointment with the Vendor's Agent, Cruso & Wilkin, tel. 01553 691691. All viewings to be conducted during daylight hours only, on foot, with a copy of these particulars in hand. Please contact Jonathan Fryer Tel (01553) 691691

Boundaries, Plans, Areas, Schedules and Disputes:
The Purchaser will be deemed to have full knowledge of the boundaries and areas and any mistake or error shall not annul the sale or entitle any party to compensation in respect thereof. Should any dispute arise as to the boundaries or any points arise on the general remarks, stipulations, particulars, schedule, plan or the interpretation of any of them, questions shall be referred to the selling Agents whose decision acting as experts shall be final.

Particulars & Photographs Prepared:
The Sales Particulars and Photographs were prepared in April 2019.

Property Schedule

Private houses

Dwelling Type	Colour	Area sq.m	Number
4 bedroom detached houses		134	3
3 bedroom detached houses		107	11
3 bedroom semi-detached houses		93	18
TOTAL HOUSES			32

Affordable houses

Dwelling Type	Colour	Area sq.m	Number
3 bedroom semi-detached houses		93	2
2 bedroom terrace houses		80	4
1 bedroom semi-detached houses		56	2
TOTAL HOUSES			8

Total number of houses = 40

Important Notices:

Cruso & Wilkin for themselves and for the Vendors or Lessors of this property, whose Agents they are, give notice that all statements contained in these particulars as to this property are made without responsibility on the part of Cruso and Wilkin, their joint Agents or the Vendors or Lessors. 1. These particulars are set out as a general outline for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract.. 2. All descriptions, dimensions and references to conditions necessary permission for use and occupation and other details are given, having (for the purposes of Consumer Protection from Unfair Trading Regulations 2008) taken all reasonable steps to avoid committing an offence. Nonetheless, such statements do not constitute any warranty nor representation by the Vendor. Further, such statements are accurate only to the best of the present information and belief of the Vendor. We have not been instructed to carry out a physical survey of the property, a structural survey, nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over or attached to the property (whether referred to or not within these particulars). 3. No person in the employment of Cruso & Wilkin has any authority to make or give any representations or warranty whatever in relation to this property, nor is such representation or warranty given by Cruso & Wilkin or the Vendors of the property.

Cruso & Wilkin