

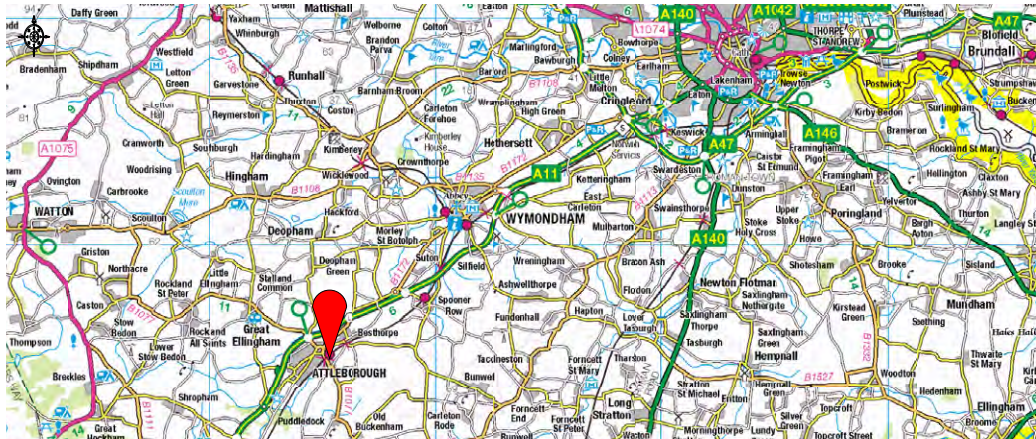


FORMER BRENNTAG DEPOT, STATION ROAD ATTLEBOROUGH, NORFOLK, NR17 2AT

FOR SALE FREEHOLD DEVELOPMENT OPPORTUNITY
c. 10.6 acres with potential for in excess of 100 dwellings (STPP)

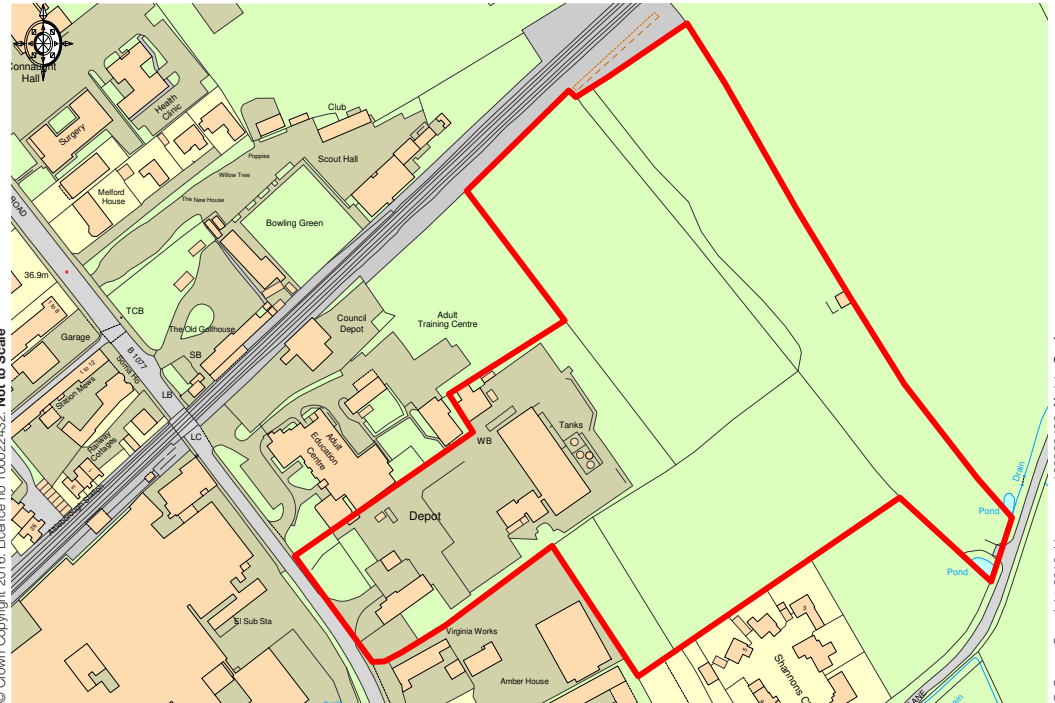
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- Total site extends to approximately 10.6 acres (4.3 ha)
- Potential to accommodate in excess of 100 dwellings (STPP)
- Prominent location with excellent transport connections
- Site has full vacant possession
- Offers sought for the freehold interest on an unconditional or conditional (subject to planning) basis



Location

The site is located in Attleborough within Norfolk and is situated on the eastern edge of the District of Breckland. Attleborough is a historic market town situated approximately 15 miles south west from the centre of Norwich and 48 miles north east of Cambridge. The site fronts onto Station Road and is within 0.1 miles of Attleborough train station which provides direct access to Norwich, Cambridge and Peterborough. The site is approximately a 5 minute walk to Attleborough town centre, providing a wide range of amenities and services.



Site

The site comprises a mix of brownfield and greenfield land fronting onto Station Road. The former Brenntag depot is situated within the Attleborough settlement boundary and encompasses circa 2.5 acres of brownfield land, comprising of vacant buildings and open storage land. Situated to the rear of the depot is circa 8 acres of greenfield land with an access point onto White House Lane.

The surrounding area is mixed use in nature comprising educational, residential and secondary industrial uses. There are a number of redevelopment schemes nearby for which planning permission has been granted for alternative uses. These include the Former Banham Poultry site, situated on the opposite side of Station Road to the west, and the Former Grampian Country Foods site to the south.

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Former Depot

The former depot comprises a vacant warehouse, office buildings, workshop and store accommodation in addition to a large yard area with car and lorry parking.

The warehouse towards the centre of the site comprises a steel portal frame, concrete flooring and a steel truss roof frame with a metal finish. The majority of the warehouse is occupied by 3-4 storey racking with a single roller shutter door on the western elevation.

The main office building adjacent to the entrance comprises cellular style offices, a kitchen and toilets. The site also has a series of stores including a warm store with roller shutter door and a portable building.

Tenure

The property is for sale freehold with vacant possession. The site is registered under **Title Number NK130601**

Existing Accommodation Area Schedule

Accommodation	Floor Area (sq m)	Floor Area (sq ft)	Eaves Height (m)
Warehouse	848.77	9,136.03	5.49
Workshop/stores/lockers/office	129.16	1,390.28	n/a
Warm Store	95.41	1,027.00	2.42
Lean-to-Store	103.66	1,115.79	6.27
Main Office	205.75	2,214.72	n/a
Additional Office	35.93	386.79	n/a
Total	1,418.69	15,270.65	

In accordance with the current RICS Code of Measuring Practice, a full measured survey was undertaken on 9th June 2011. The property was measured on a gross internal area basis. The property was re-inspected on 8 March 2016 and no changes to the property or yard had taken place.

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Architectural Feasibility Study



Planning and Development Potential

The site lies within Breckland District Council and is partly situated within the settlement boundary of Attleborough. The brownfield part of the site was formerly used as a depot. The site does not lie within a designated employment area and has been vacant since Q1 2016. Whilst the greenfield land is located outside the designated settlement boundary for Attleborough, the Breckland Local Plan Emerging Site Options (LP[002]016) designates the greenfield part of the site along with the adjoining agricultural land to the west as 'developable'.

Attleborough has been identified as a Market Town suitable for substantial growth (Core Strategy Policy SS1). There has been an under-delivery of homes in recent years compared to the Core Strategy housing requirement and consequently this has accumulated a shortfall. The site is situated within close proximity to the town centre, local facilities, the train station and existing residential properties and is considered a highly sustainable location.

Pre-application discussions have been held with Breckland District Council planning officers in respect of emerging proposals for bringing the site forward for residential development (to deliver approximately 107 residential dwellings – Use Class C3). Pre-application discussions have established that the application would be considered sustainable. Furthermore, it has been considered that the greenfield land could be considered acceptable in principle for residential development.

No direct correspondence should be made with Breckland District Council. All planning queries should be directed to Gerald Eve LLP

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Connections

By Road: Attleborough is bound by the A11 to the north, providing links to the M11 and access to the wider motorway network.

By Train: Attleborough railway station is situated 0.1 miles to the north of the site and provides a direct train service to Cambridge, Norwich and Peterborough, as well as a single change service to London King's Cross and London Liverpool Street.

By Foot: Attleborough Town Centre is approximately a 5 minute walk away and offers a wide range of shops and amenities.

By Air: Norwich International Airport is located approximately 19 miles to the north east of the site.

An access assessment has been undertaken and is available in the data room.

Further Information

Written pre-application advice, architects feasibility study, access assessment, topographical survey, EPCs and title information can be made available to interested parties on request.

VAT

The property is opted for VAT, therefore VAT will be payable on the purchase price.

Viewings

The site can be viewed externally from the highway. Internal viewings are strictly by prior appointment only and can be organised through sole agents, Gerald Eve LLP.

Contact Details

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