

North Pickenham, Norfolk, PE37 8LL



Site Approx 10 acres (4Ha)

Suitable for Warehouse/Industrial Development or
Open Storage etc (stp)

FREEHOLD FOR SALE

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

Location

Originally part of the former Airfield, the site lies a short distance to the south west of North Pickenham approximately 4 miles east of Swaffham and the A47 which links Kings Lynn and Norwich. A Mainline train station is available at Kings Lynn providing a service to London (Kings Cross) in approx 1hr 55 mins. Norwich International Airport provides regular domestic and European flights.

The property

Benefitting from a substantial frontage to the main road, the site has been cleared and provided with infrastructure and services.

Planning

Outline planning has been granted for "Industrial Purposes" under reference 3/85/1576. Further details are available on request.

Tenure

Freehold with vacant possession.

Terms

Offers in excess of £500,000, subject to contract are invited.

Legal Costs

Each party is to be responsible for the payment of its own legal costs.

Money Laundering Regulations

Due to recent money laundering regulations, all Tenants and Purchasers when making an offer on a property will need to provide a copy of their current Passport photo page and a recent Utility Bill confirming their current address.

Agent's Note

All figures quoted are exclusive of Vat (if applicable)
No warranty is given in respect of the current planning use.
None of the amenities or fixtures and fittings have been tested.

Enquiries/viewing

Please contact us on 01708 860 696 / 07775 804842 or email: jb@branchassociates.co.uk for further assistance.

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