



Land off Poppyfields
Snettisham

PE31 7FR

FOR SALE

LOCATION

Snettisham is located in West Norfolk, approximately 12.5 miles north of King's Lynn's town centre. The village is a sought after retirement destination and sits within close proximity of Sandringham and the North Norfolk coast, with Hunstanton being approximately 4.5 miles due north. The location is recognised for its outstanding natural beauty.

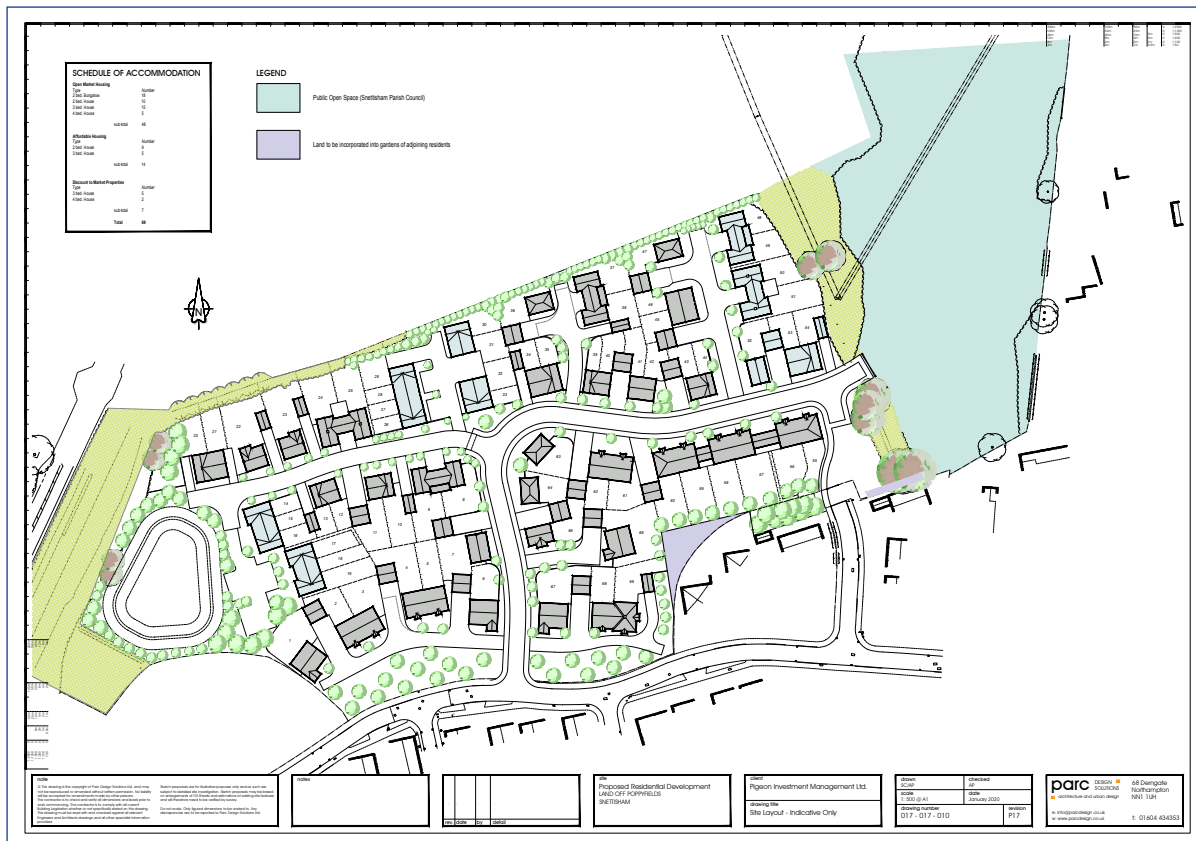
LOCAL FACILITIES

Snettisham is a popular coastal west Norfolk village with a number of local facilities including: **Co-op food store, surgery, local vets, primary school, The Original Factory Shop**, along with a **builders' merchants and the Rose & Crown Public House** and the **Queen Victoria Public House**.

DESCRIPTION

The site is located to the west of the village centre, within close proximity to the A149 Snettisham Bypass. The site comprises greenfield pasture, is level and extends to approximately 11 acres (4.45 hectares) which has outline planning consent for the erection of 69 dwellings. The land has previously been used for grazing purposes. Part of the site will be designated as open space, with a net developable area of approximately 8 acres (3.23 hectares). The boundaries of the site are as per the red lined plan on page 3.





PLANNING

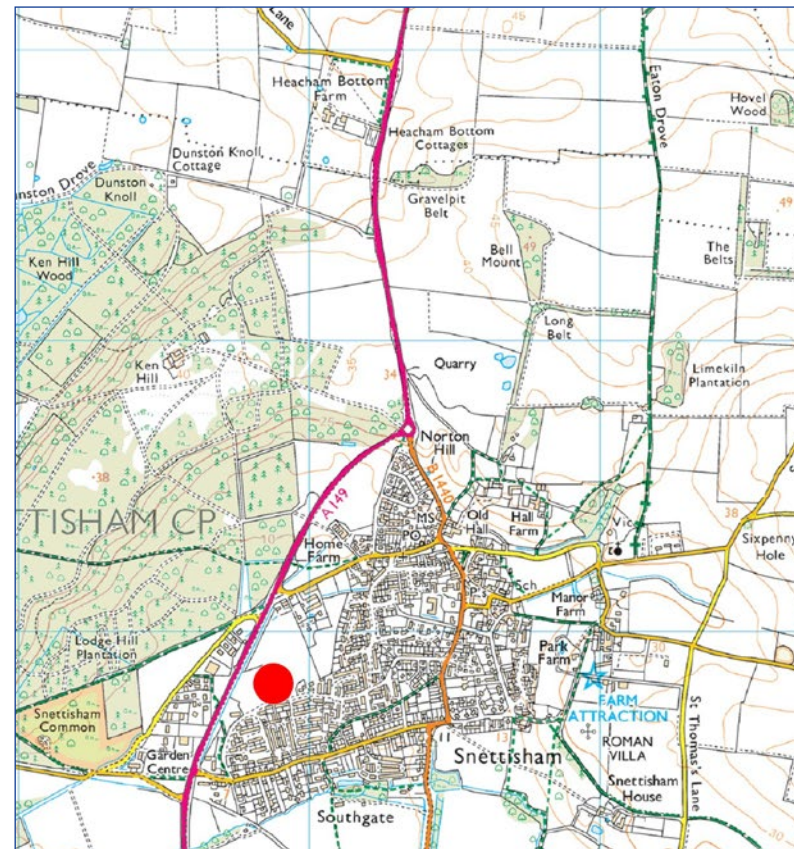
The site has outline planning consent under Borough Council of King's Lynn and West Norfolk reference 20/00026/OM for 69 homes. The consent is for access only (single vehicular and pedestrian access off Poppyfields Drive) with all other matters reserved. The consent is subject to CIL and S106 payments.

SECTION 106 AGREEMENT

The scheme has a 30% affordable housing contribution over the 69 dwellings. The affordable housing will comprise 47% as affordable rented dwellings, 20% as shared ownership dwellings and 33% as discount market sales housing or any other form of affordable housing.

The signed Section 106 Agreement has the following contributions:

- Council monitoring charge £1,500
- Open space provision of 1ha and either contributions to maintenance or management company
- CIL contribution of £60 per m2 (or as prescribed by CIL Charging Rate)
- Habitats Monitoring and Mitigation Strategy Contribution, £50 per dwelling



BOUNDARIES, RIGHTS OF WAY AND EASEMENTS

The property is sold subject to and with the benefit of all existing rights of way and easements and buyers are deemed to have full knowledge of all the boundaries on the site.

OVERAGE

The vendors will impose an overage clause on the open space. If any development is undertaken on this land for a period of 10 years post completion of the sale, the vendors reserve the right to claw back 50% of the value.

RANSOM

The vendors will reserve a 0.5m ransom along the northern boundary of the site for future development and a right of access from the site to Bluebell Drive.

FURTHER INFORMATION

Further information is available from the data room. Please contact the selling agents for more information.

ANTI MONEY LAUNDERING

In accordance with Government regulations, the buyer will be required to provide proof of identity and address to the seller's agents once an offer is submitted and prior to solicitors being instructed.

VAT

The land has not been opted to tax and so VAT will not be payable by the buyer in addition to the contract price.

VIEWING

Viewing is permitted during daylight hours with a set of the sales particulars to hand, having contacted the sellers' agents.



SELLER'S AGENTS

ROCHE

Contact: Sam Kingston

Tel: 01603 756333

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IMPORTANT NOTICE

Roche Chartered Surveyors for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

- The particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute, nor constitute a part of, an offer or a contract.
- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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