

**FOR SALE**



**Former Avanti Grille Site (A47), Swaffham, PE37 7PZ**



**FREEHOLD  
OPPORTUNITY**

**Prominent Roadside  
Development Site**

- 6.57 acres (2.66 hectares)
- Established roadside use.
- Development potential.
- Excellent prominence to the A47.
- Existing dedicated access.
- Available with vacant possession.

**Offers in excess of  
£500,000**

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## Location

Located just a short distance to the west of Swaffham and positioned immediately fronting the A47 linking Swaffham with King's Lynn to the west, and Norwich to the east.

The A1065 provides north/south access and is directly accessible a short distance to the east at the northern fringe of Swaffham.

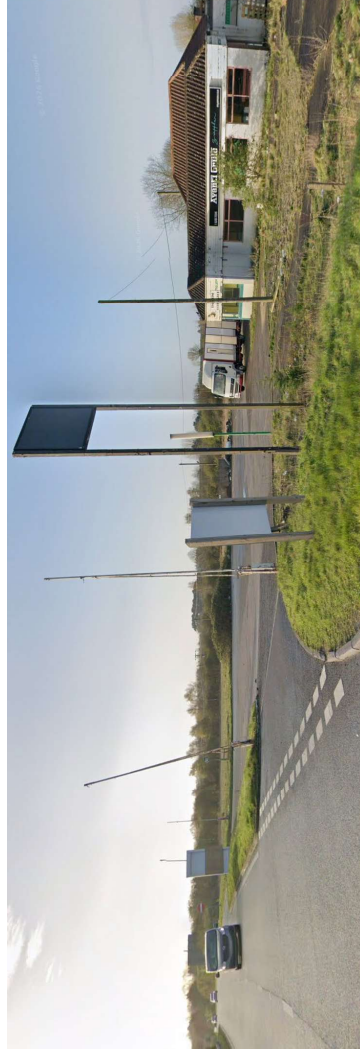
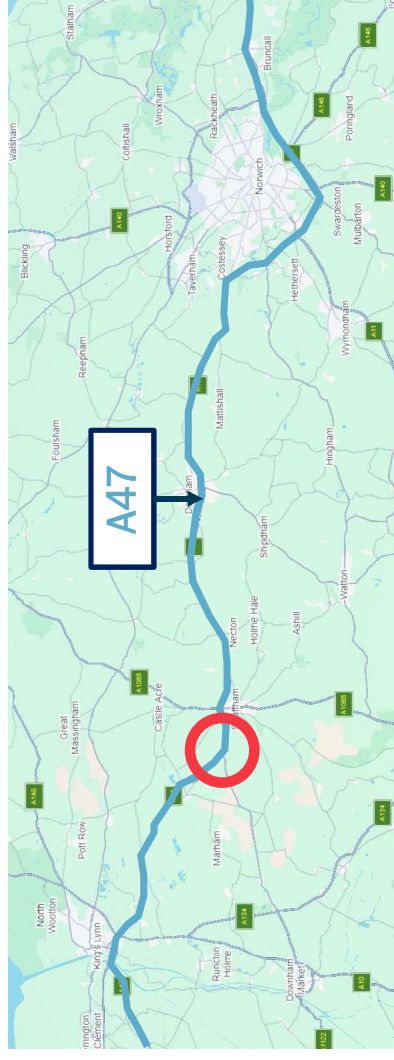
## Description

The site comprises a regular-shaped and level 6.57 (2.66 hectare) site fronting the A47. The site has natural tree and hedgerow borders but is open to the north to the A47 with. The site was previously used as a truck stop and café and includes a generous car parking/yard area and former café building.

The site has a dedicated access and egress to the A47 with a long prominent frontage.

## Development Potential

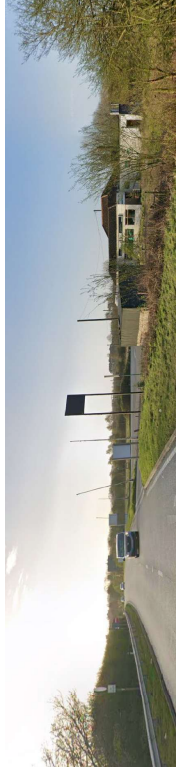
A planning application for a drive-thru has previously been submitted but was refused in July 2024. However, consent was refused due to missing documentation relating to ecology and a road safety audit. The drive-thru use and development proposed was otherwise acceptable. The relevant application is 3PL/2023/1151/F for the *proposed demolition of the former truck stop restaurant & erection of a new drive-thru restaurant with associated car parking and landscaping*.



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## Tenure

The property is held by way of two freehold titles – NK324539 and NK161843.

The property will be sold with the benefit of Vacant Possession.

## Business Rates

Interested parties are asked to make their own enquiries of the Valuation Office Agency (VOA).

## EPC

The property has an EPC rating of B48 and is valid until 13 July 2035.

## Legal Fees

Each party to be responsible for their own legal fees incurred in any transaction.

## Viewing and Further Information

Viewings by appointment. Please contact Gordon Brothers, details provided overleaf.

## Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is exchanged.

Information will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the buyers and funders.

## Process and Price

For sale by private treaty | Offers in excess of £500,000

# Contact Details

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For further details, please contact us.

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