

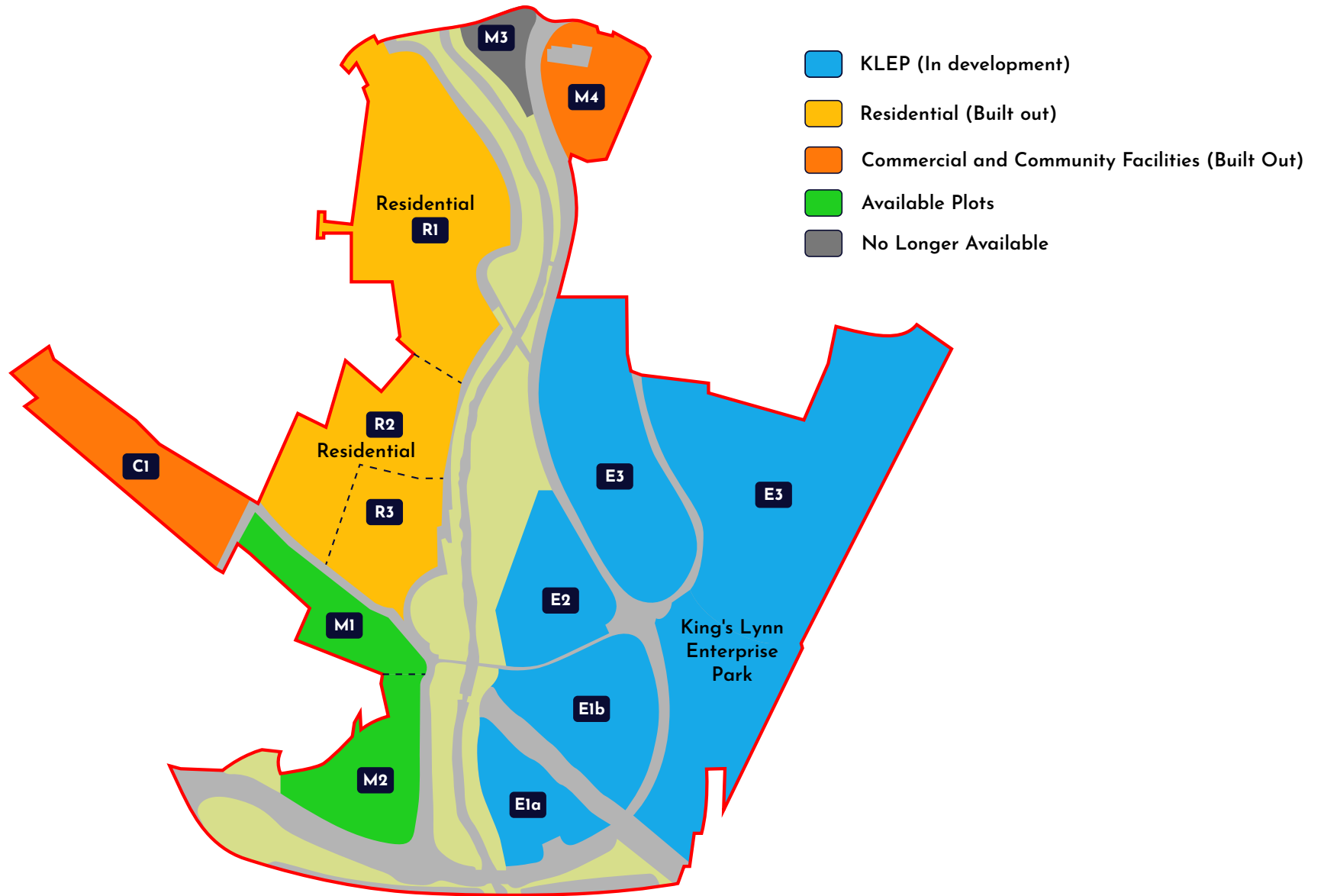


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Plots M1 & M2 Morston Drift, King's Lynn PE30 5BT
Mixed Use Development Land For Sale



Nar Ouse Regeneration Area



Plots M1 & M2 Morston Drift, King's Lynn PE30 5BT

Mixed Use Development Land For Sale

Strong Frontage and Well Located for Transport Links

Suitable for a Variety of Uses

M1 Master Planned for Mixed Use

M2 Previous Consent for Motor Dealership

M1 2.51 acres (1.016 hectares)

M2 4.34 acres (1.756 hectares)

Totalling 6.85 acres (2.772 hectares)



LOCATION

King's Lynn, West Norfolk is located 36 miles north-east of Peterborough, 44 miles north-east of Cambridge, 44 miles west of Norwich, and 98 miles north of London. The King's Lynn Enterprise Park's location offers easy access to key transport corridors along the A47, A10, and A17, acting as a gateway to Norfolk, Cambridge, and the Midlands.

The Port of King's Lynn offers dock handling facilities, providing a gateway to northern European and Scandinavian markets. The park features connections to both Norwich and Stansted airports. A direct hourly rail service to London operates from King's Lynn train station. As part of the scheme there will be a state-of-the-art Active Travel Hub which will provide affordable, convenient, and sustainable travel options between the park and the wider area.

DESCRIPTION

Nar Ouse Regeneration Area (NORA) – A prime growth Location just south of King's Lynn town centre, the Nar Ouse Regeneration Area is one of the region's most ambitious development projects, transforming 120 acres of former industrial land into a vibrant mixed-use community.

This flagship scheme delivers:

Enterprise & Innovation: Home to the King's Lynn Innovation Centre

(KLIC), an award-winning hub offering high-quality office space, networking, and business support at the heart of the Enterprise Zone.

Strategic Connectivity: Excellent access to the A10, A47, and A17, plus direct rail links to London, making it ideal for businesses seeking regional and national reach.

Diverse Opportunities: Employment land, residential developments, retail amenities, and community facilities, all supported by modern infrastructure and green public spaces.

Future Growth: Significant investment continues, with new commercial units, healthcare facilities, and landscaped riverside areas creating a dynamic environment for businesses and residents alike in surrounding areas.

NORA represents a unique opportunity for organisations and for developers to deliver a product within a thriving, well-connected, and forward-thinking location. £100 million invested in land acquisition, environmental remediation, utilities, new roads (including Nar Ouse Way), surface water drainage, and primary infrastructure.

The sites are split into two, plots M1 and M2:

Plot M1 is a level, vacant site with perimeter bunding, positioned

directly off Morston Drift. It sits adjacent to existing residential development and is within close proximity to St Michael's Church of England Academy. The site is well-suited to a range of mixed-use development opportunities, potentially including care-related facilities, residential schemes, retail units, or other commercial uses, subject to obtaining the necessary planning consents. Historically, part of the Puny Drain crossed the site, but it has since been diverted, culverted, and infilled to facilitate future development.

Plot M2 is a level, vacant site featuring perimeter bunding and dual frontage to both Morston Drift and the Nar Ouse Way roundabout. It is positioned adjacent to existing residential development and the King's Lynn Innovation Centre, and lies just off the Saddlebow (A47) roundabout, offering excellent access to key road connections. The site is well-suited to a variety of mixed-use development opportunities, including care-related facilities, residential schemes, retail uses such as supermarkets, or other forms of commercial development, subject to securing the necessary planning consents.

SERVICES

We understand that plot M2 will be able to connect into services around the site this includes mains electricity, water and drainage. Interested parties are advised to make their own enquiries.

TOWN AND COUNTRY PLANNING

We have a planning statement which can be made available upon request from the agent.

BUSINESS RATES

Not applicable bare land.

FREEHOLD TERMS

The land is offered for sale by private treaty whereby the vendor will consider both conditional and unconditional offers.

EPC

Not applicable.

VAT

VAT will be charged on the sale.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the sale.

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the Selling Agent.

For further information or to arrange a viewing please contact:

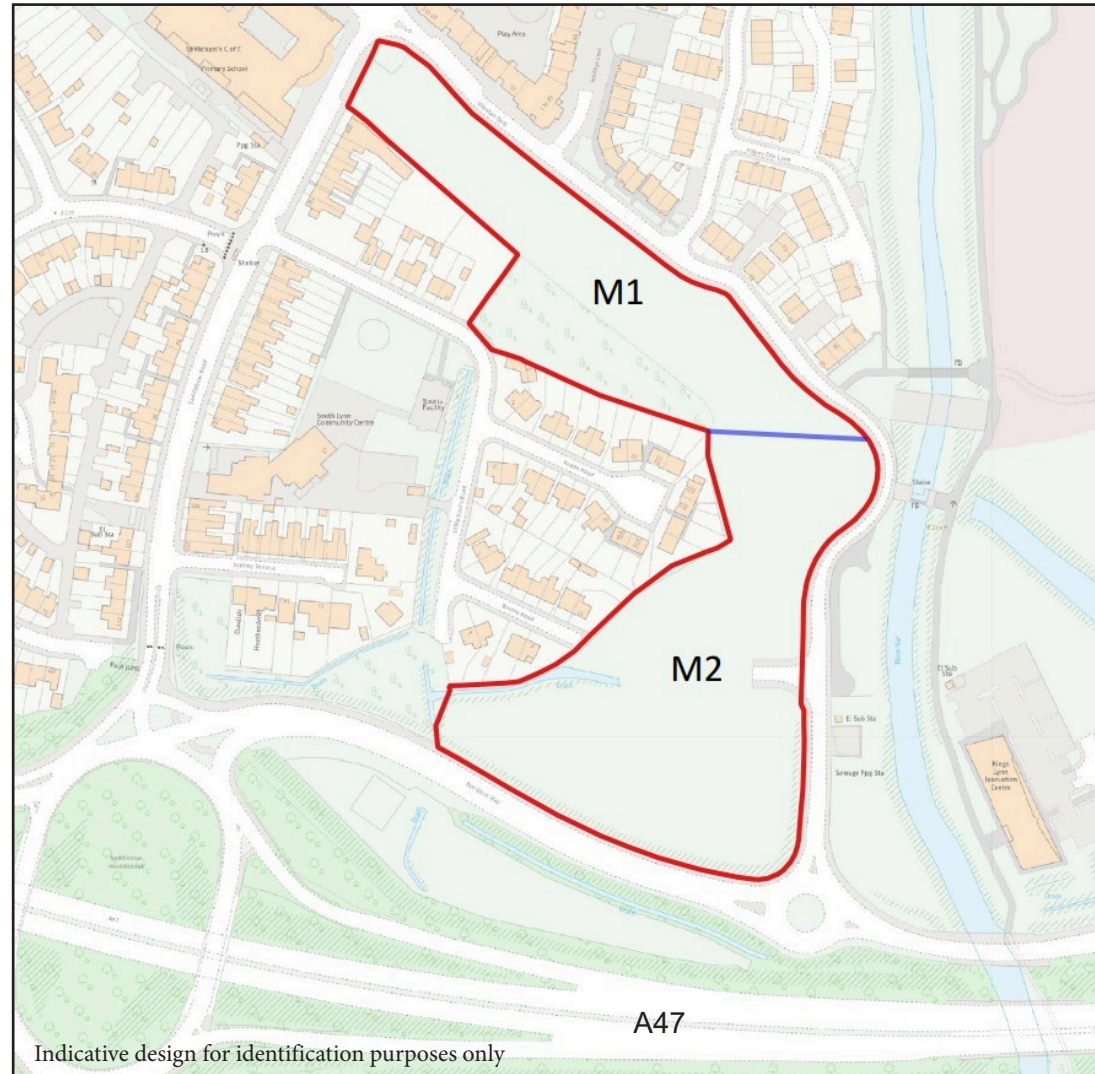
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