



Location

Caister-on-Sea is a large village and popular seaside resort located on the east Norfolk coast, just north of Great Yarmouth. At the 2021 census the population was a reported 9,095.

The subject land forms part of a major residential development of up to 665 homes and a primary school located off Jack Chase Way (Caister by-pass) and close to the junction with the A149 Norwich Road, on the western edge of the village.

Description

The land comprises approximately 1.75 hectares of former farmland which is now allocated as a Local Centre Site (including a Health Centre Site and Care Home Site) within the approved masterplan for the wider Nova Scotia residential development. The land is offered for development as per the following allocations:

- 0.75 hectares for Health Centre development
- 0.33 hectares for Care Home development
- 0.67 hectares for retail/commercial development
- Consideration will be given to variations of the above sizes

Accommodation

The gross site area is approximately **4.32 acres (1.75 hectares)** in total, subject to measured survey.

Tenure & Terms

The land is being offered for sale on a freehold basis. Conditional and unconditional offers for both the whole and/or the individual allocations are invited. The vendors will require that due diligence and relevant planning enquiries have been undertaken before any offer can be accepted.

In accordance with the latest Anti Money Laundering (AML) legislation, the purchaser will be required to provide proof of identity, address and source of funds to the selling agents prior to solicitors being instructed.

Price

Offers invited

Energy Performance Certificate

Not applicable.

Planning & Uses

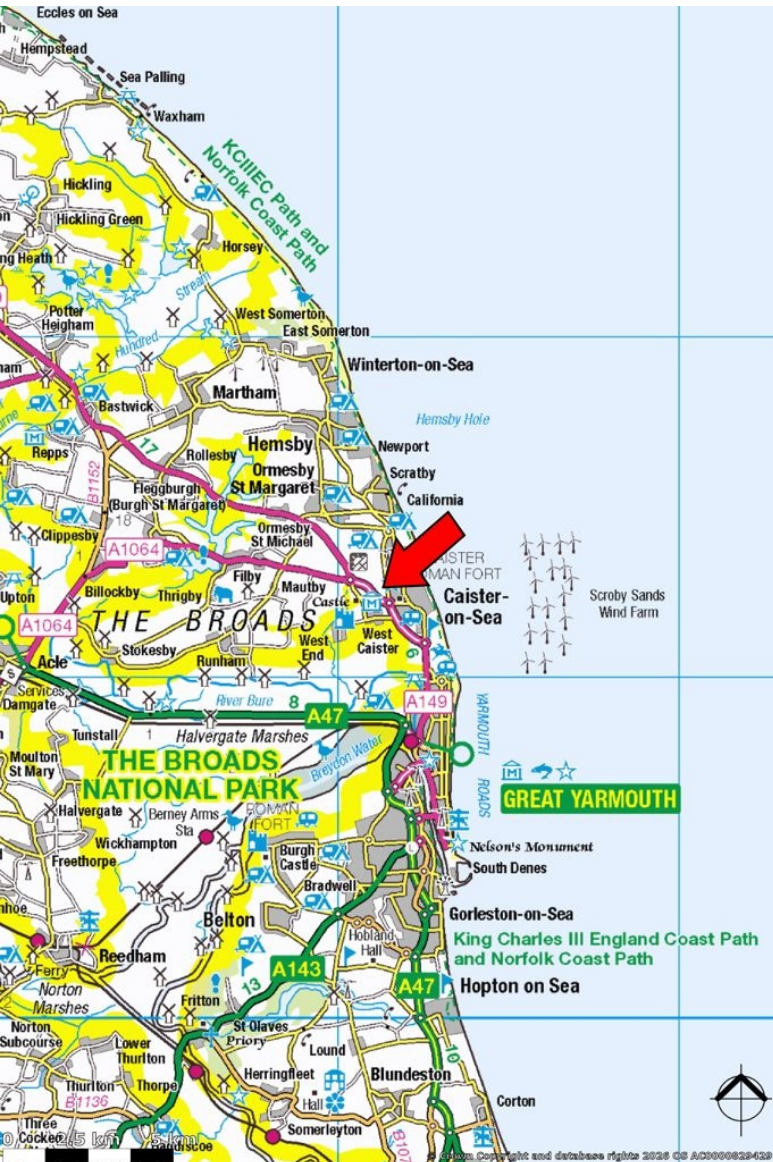
The land is allocated as already set out. The first Reserved Matters (RM) for 173 homes was permitted in 2023 and has proven successful to date. This RM also includes the spine road serving the local centre land. The final RM for the remaining homes will be submitted in 2026.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Viewings & Further Information

Graham Jones
Roche Chartered Surveyors
 01603 756338 / 07496 164609
 grahamj@rochecs.co.uk



IMPORTANT NOTICE
 Roche Chartered Surveyors for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:
 a) 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.
 b) 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.
 c) No person in the employment of Roche Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property