

Necton – Land at Browns Lane, Norfolk PE37 8ND
Freehold Land with Residential Development Potential



BLUE ALPINE

PROPERTY CONSULTANTS



Necton – Land at Browns Lane, Norfolk PE37 8ND

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Investment Consideration:

- Purchase Price: £1,900,000
- Vacant possession
- VAT is applicable to this property
- Comprises plot of land (c. 9.35 acres)
- Site considered suitable for affordable housing
- Located in prime development area and is adjacent to Tower Mill, a 73 home affordable housing scheme which completed in 2023
- The village is accessible by road, with the A47 running nearby, providing good connections to other parts of Norfolk and beyond.
- Public transportation services, including buses, connect Necton to surrounding towns and cities.



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Property Description:

Comprises vacant plot of land (c. 9.35 acres) accessed from Browns Lane. The site has been cleared of derelict buildings and lies adjacent to a recently completed affordable housing scheme developed by Flagship Homes.

Development Potential:

Positive pre-application for 4 acres of land in respect of a proposed development for 44 affordable dwellings. The remaining 10 acres have been promoted for residential development.



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Development Potential:

Flagship Homes have recently built 73 homes on the adjacent land (edged yellow) in partnership with Partner Construction, delivering affordable house for the local community. The development comprises mix of two-bedroom bungalows, one-bedroom flats and two, three and four-bedroom houses, majority of which have already been sold or reserved.



Tower Mill Necton

-  The Pickenham
Plots: 5, 6, 11, 12, 13, 17, 18, 30 & 31.
-  The Erne
Plots: 15 & 16.
-  The Dunham
Plots: 7, 8, 9, 10, 26, 27, 28 & 29.
-  The Burlington
Plot: 14.



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Access of Browns Lane



Access of Colson Road

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Contacts:

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