

OPERTY CONSULTANTS





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.





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.







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.











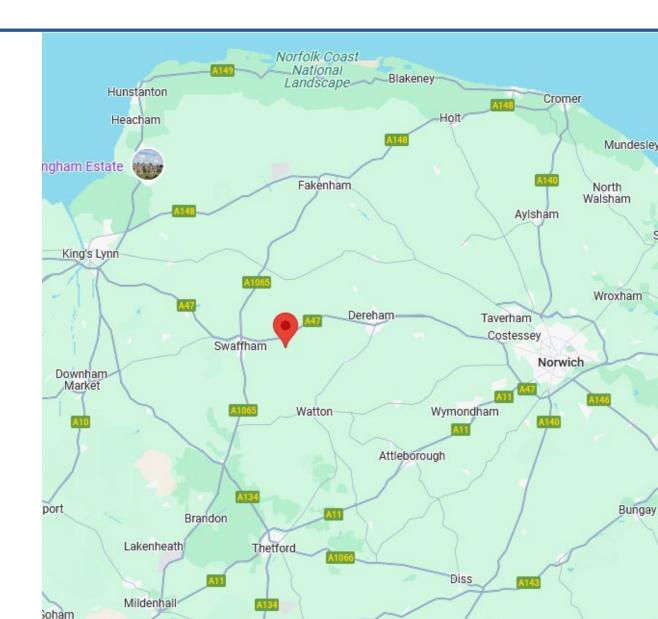
Access of Browns Lane

Access of Colson Road



Location:

Necton is situated in the Breckland district of Norfolk, about 5 miles (8 km) west of Swaffham and approx. 27 miles (43 km) west of Norwich, the county town of Norfolk. Necton has a rich history dating back to ancient times. The village is mentioned in the Domesday Book of 1086. Historically, it has been a predominantly agricultural community. Necton has been involved in renewable energy projects. The village is near the Necton substation, which is a key connection point for offshore wind farms in the North Sea. This development reflects the broader move towards renewable energy in the UK. 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.



Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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