

**Strategic Land, Draft Allocation – 24.4 acres**  
**Land off F Great Yarmouth Road, Hemsby, Great Yarmouth,**  
**NR29 4NN**

 **DAVIES & CO.**  
CHARTERED SURVEYORS



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# Land of Great Yarmouth road, Hemsby, Great Yarmouth, NR29 4NN

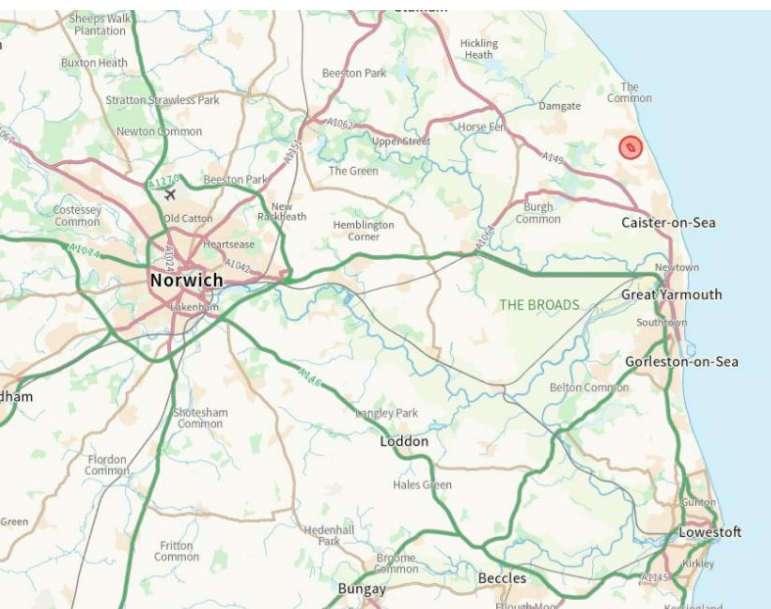
## LOCATION & DESCRIPTION

The site is a self-contained grazing pasture located on the edge of Hemsby, a village on the East Norfolk coast. It lies south of Newport Road and covers 24 acres.

Positioned to the east of Norwich (22 miles) and north of Great Yarmouth (7.3 miles), the site enjoys a strategic location. To the north, it borders the village of Hemsby, while to the East, lie holiday parks. The Western boundary runs alongside Great Yarmouth Road, and to the South, it is bordered by agricultural land.

## PLANNING

During the Great Yarmouth District Local Plan review, this site has been given a draft allocation as part of Hemby's housing plan.



## TERMS

Expressions of Interest are invited for either a Promotion Agreement or an Option to include the following Heads of terms:

- Percentage Discount Landowner/ Developer
- Period of agreement, Longstop date
- Deductible planning promotion and other costs (with caps)
- Minimum land value per Net Developable Acre (NDA)
- Premium(s) to be paid to the landowner
- Confirmation of payment of landowner's professional fees

**Inspection of the land strictly by appointment with Davies & Co.**

**Offers should be submitted to:** Email: [info@daviesandco.co.uk](mailto:info@daviesandco.co.uk)

Tel: 01536 524808

**Important Notice:** Davies & Co is not authorised to make or give any representations or warranties in relation to the property. Davies & co assumes no responsibility for any statement that may be made in these particulars. The particulars do not form any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for your guidance only. Davies & co has no tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.