

# KINGS LYNN

## FOR SALE / TO LET

### GATEWAY DEVELOPMENT SITE

2.4 acres/0.97 ha Corner Site

Estuary Road/Edward Benerfer Way, Kings Lynn, PE30 2HH

Premier roadside development opportunity  
Directly accessible off the A1078/Northern Bypass  
Available via freehold or on a leasehold basis via a  
Design and Build option



# OPPORTUNITY

A highly prominent corner site providing a gateway opportunity from the north of King's Lynn, extending to 2.4 acres/0.97 hectares and located on a major thoroughfare.

The site has extensive road frontage to Edward Benefer Way (A1078) which serves Kings Lynn from the north and east (A148 & A149) and benefits from a daily traffic count of approx. 13,645 vehicles per day\*.

The site is vacant and benefits from a comprehensive suite of technical due diligence already undertaken by ABP. It is ready to develop, subject to the relevant preparation works and planning consent. ABP are flexible in terms of disposal opportunities and are willing to consider design and build opportunities on a leasehold basis as well as a freehold sale.

## Location

King's Lynn is an historic port and market town and important sub-regional centre. The town is the administrative centre of West Norfolk and supports a broad commercial and industrial base.

The site is situated a short distance north of Kings Lynn town centre on the corner of Estuary Road and Edward Benefer Way (A1078) and opposite St Nicholas Retail Park which includes Wickes, Farmfoods, Home Bargains & Domino's Pizza.

Edward Benefer Way serves the North Lynn Industrial Estate as well as the sought-after northern suburbs of North and South Wootton together with the popular north-west Norfolk coastal villages

## Services

The site is currently open brownfield industrial land, however service connections are located close to the site.

## Access

The site can be accessed along its northern edge via Estuary Road and along its eastern edge via Edward Benefer Way (A1078).

## Road, Rail and Air

**A148** – 3 km / 2 miles

**King's Lynn National Rail Station** – 2 km / 1 mile

**Cambridge National Rail Station** – 72 km / 45 miles

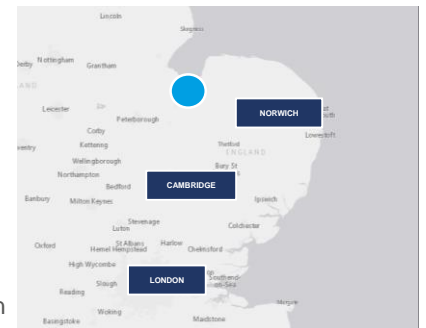
**Norwich Airport** – 61 km / 38 miles



## Potential Uses – Subject to Planning

Various potential roadside uses could be appropriate on this site to include, but not limited to the following:

- Roadside Retail
- Drive Thru
- Trade counter
- Car Garages
- Showrooms
- Petrol Filling Station



\* Department for Transport, Manual Traffic Count Statistics 2019





For further information and to arrange a viewing please contact:



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## Technical Information

ABP have undertaken considerable due-diligence on the site, including Phase II Geotechnical, Flood Risk and Drainage Appraisal, Transport Study, Utilities and Topographic Surveys – all of which are available on request.

## Planning

The site lies within the Borough Council of King's Lynn and West Norfolk. The Local Plan consists of the Core Strategy (adopted 2011) and the Site Allocations and Development Plan (adopted September 2016).

The site is currently allocated as a 'Port Operational Area' under Policy E1.2A of the Site Allocations Plan. The site is brownfield open land which has not had any port operational activity for several years. ABP do not consider any of the uses suggested overleaf to be incompatible with Port uses.

ABP are aware that the Local Plan will be formally reviewed in early 2021, with Local Plan Representation Submissions due in Spring 2021.

## Tenure

The site is available on a freehold basis, or alternatively leases could be negotiated for bespoke design and build development to meet individual requirements.

A Title Report for the site is available on request.

## Price

Guide price on application.

## VAT

VAT will be charged on all costs.

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