

LAND AT LONG STRATTON, NORFOLK

- Fully consented scheme for 60 beds
- Set in approx. 2 acres bordering open countryside
- Limited competition in the area
- Full demographic survey to support scheme
- Close to amenities

Offers in the region of £1,000,000



Savills Healthcare
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Location

Long Stratton is situated on the main A140 Ipswich to Norwich link road. Long Stratton is approximately 8 miles to the south of Norwich and approximately 25 miles to the north of Ipswich. The site itself is on Swan Lane which is directly off the main A140 and is situated behind the doctor's surgery and is also close to the Saffron Housing Trust Age Restricted housing as well as the local junior school. Beyond the site is open countryside.

The Site

The site extends to approximately 0.848 hectares (2.096 acres) and is roughly oblong in shape. The land was previously farmed and is therefore Greenfield. The site will own its own access road.

Planning Permission

Outline planning permission reference 2009/1365/0 was granted in September 2010. The consent is for a two storey 60 bed residential care home. In regard to meeting some of the conditions work has already begun in regard to the drainage.

Additional Land

Adjoining land currently farmed may be available subject to contract and separate negotiation. This would extend the whole site to approximately 4 acres.

Demographics

A comprehensive demographic survey was undertaken by Savills on behalf of the vendors in April 2009. In the defined target area (15 minutes drivetime) there was identified "an undersupply of nursing beds".

Method of Sale

The site and the adjoining land are to be sold freehold. Sale will be by way of private treaty.

Tenure

Freehold.

Guide Price

Offers in the region of £1,000,000 (consented land only).

Viewing

All viewing appointments must be arranged via the vendors sole selling agents Savills. Please contact the selling agents for further details.

Contacts:

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DISCLAIMER

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