

EAST DEVELOPMENT NORWICH



SAVILLS DEVELOPMENT 2025 DEALS

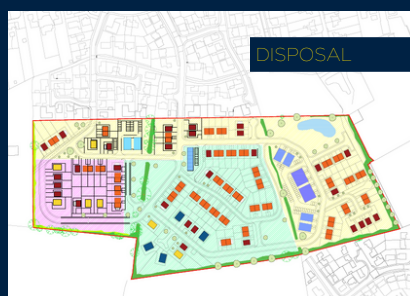
The Savills Norwich Development team completed transactions with an aggregate land value of circa £6 million, with a further £19 million through to exchange in 2025.

Unlocking the best value at every stage of your development lifecycle.



LITTLEWOODS LANE

Date	Q4 2024
Location	Hoveton, Norfolk
Existing use	Greenfield
Size	32.89 acres (13.31 hectares)
Summary	Initially appointed to provide insight into strategic options following the end of a previous promotion period. Approaching a mix of developers and land promoters, we entered into a new promotion agreement, which is currently progressing through the local plan process.



MALLARD ROAD

Date	Q4 2025
Location	Watton, Norfolk
Existing use	Greenfield
Size	20.86 acres (8.4 hectares)
Summary	Appointed for the disposal of the freehold of a consented site in Watton. The site was marketed to a select list of developers in 2021; currently under offer with exchange anticipated imminently.



BEACON PARK

Date	Q1 2025
Location	Gorleston-on-Sea, Norfolk
Existing use	Industrial
Size	2.05 acres (1.01 hectares)
Summary	Appointed alongside the Recoveries and Receivership team for the disposal of Unit 3 at this established business park. The property was marketed to select parties and sold to an engineering company in March 2025.



BECCLES ROAD

Date	Q1 2025
Location	Loddon, Norfolk
Existing use	Greenfield
Size	26.88 acres (10.88 hectares)
Summary	Secured an option agreement to promote the land. Planning was granted later in the year following complex site value negotiations, and a price was agreed that reflected current market values.



LAND AT WESTFIELD

Date	Q4 2025
Location	Dereham, Norfolk
Existing use	Greenfield
Size	380 dwellings
Summary	The landowners and promoters secured planning permission for 380 dwellings prior to Nutrient Neutrality. Working with all parties, subsequently secured mitigation and exchanged contracts with a developer in December 2025.



GREYHOUND LANE

Date	Q3 2025
Location	Banham, Norfolk
Existing use	Greenfield
Size	7.67 acres (3.1 hectares)
Summary	Initially appointed to provide strategic advice for a promotion strategy for the land at Banham. The land was successfully promoted and full planning permission was granted in April 2024. The site is currently on the market.

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ST ANNES QUARTER

Date	Q3 2025
Location	Norwich, Norfolk
Existing use	Residential
Size	5.12 acres (2.07 hectares)
Summary	Appointed to provide insight on the strategic options available for phases 4-6 of this urban regeneration scheme in Norwich city centre, providing a further 190 residential apartments, commercial space and associated infrastructure.



BLACKTILES LANE

Date	Q2 2025
Location	Martlesham, Suffolk
Existing use	Greenfield
Size	8.09 acres (3.27 hectares)
Summary	Advised on the strategic options for a parcel of land forming part of an existing affordable housing scheme with 47 units delivered. The report assessed the site's viability and considered current local market conditions.



BRECKLAND

Date	Q3 2025
Location	Breckland, Norfolk
Summary	Involved in several submissions in the most recent Breckland Call For Sites, resulting in successful draft allocations of over 3,200 plots and over 35 hectares of employment land.



SWANTON MORLEY

Date	Q2 2025
Location	Various
Existing use	Brownfield
Summary	Appointed to conduct consultancy work for various sites for the Ministry of Defence as part of a long-term strategic review. Through a central PMO, we coordinated the disposal of 13 complex sites, deploying 100+ specialists nationwide across the full planning-to-disposal lifecycle. It included a comprehensive review of strategic options, engagement and management of external consultants and the provision of high-level advice.



GREEN LANE WEST

Date	Q3 2025
Location	Rackheath, Norfolk
Existing use	Greenfield
Summary	Appointed to act on behalf of a local landowner, seeking compensation under s17 of the Land Compensation Act 1961. The instruction involved appraising the site on a number of varying hypothetical scenarios, and negotiating against the local authority to determine market value.



NORTH WALSHAM WEST

Date	H1 2025
Location	North Walsham, Norfolk
Existing use	Greenfield
Summary	Appointed to provide viability advice to test whether a major strategic site for up to 1,800 homes plus commercial, education and healthcare uses should be allocated in the emerging North Norfolk Local Plan.

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NHS-VARIOUS

Date	Q2 2025
Location	Norfolk
Existing use	Healthcare facilities
Summary	Appointed by a local NHS trust for valuation and landlord and tenant advice on various holdings in Norfolk, ranging from GP and dental surgeries to a potential building plot.



BUILD TO RENT SCHEME

Date	Q2 2025
Location	Ipswich, Suffolk
Existing use	Residential
Summary	In conjunction with our OCM team, we conduct annual valuations of a 173-dwelling scheme developed on a build-to-rent basis, with a GDV in excess of £50m. The first valuation provided development land values; now assessing stock values as units complete on an investment and break-up value.



EAST FARMHOUSE

Date	Q2 2025
Location	Docking, Norfolk
Existing use	Residential
Summary	Appointed to value the property for loan security purposes. The period farmhouse was being converted and extended into a substantial, contemporary dwelling in North Norfolk.



CAR PARK PORTFOLIO

Date	Q2 2025
Location	Norfolk
Existing use	Car park
Summary	Instructed to provide capital value and rental advice across a portfolio of car parks in central Norfolk, incorporating a range of different assumptions.



LAND OFF A47

Date	Q4 2025
Location	Norwich, Norfolk
Existing use	Greenfield
Summary	Working with our Infrastructure team, we valued circa seven acres of land with planning permission for roadside uses, including drive-thru/cafes, EV charging, and solar. Instructed to value the site based on the existing consent and assess the uplift from a varied permission.



COMMERCIAL PORTFOLIO

Date	Q1 2025
Location	East Anglia
Existing use	Various
Summary	We regularly revalue a large industrial and office-led portfolio across Norfolk and Suffolk, with select assets elsewhere in the UK managed by our regional offices. The project covers over 100 assets with a combined value exceeding £50m.

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SAVILLS NORWICH DEVELOPMENT TEAM

We understand how to unlock the best value and opportunities for your development.

As the only UK property consultant who can support you through the entire development lifecycle, we have specialists in every sector, collaborating across the globe to tailor their expertise and deliver your vision.



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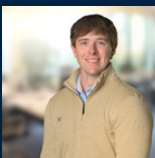
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