

ESTUARY ROAD

Kings Lynn, Norfolk, PE30



**FOR
SALE**

Development Opportunity
35.07 Acres

CBRE



LOCATION

The site is situated in Kings Lynn on the North Norfolk coast and is equi-distant from the key towns of Norwich (44 miles), Peterborough (36 miles) and Cambridge (44 miles). Further, the site is 98 miles north of London. The site is the former Dow Chemicals site situated on Estuary Road to the north west of Kings Lynn.



Kings Lynn is a thriving town with direct rail links to Cambridge and London Kings Cross.



The site benefits from excellent road accessibility with the A47 linking Kings Lynn to Peterborough and Norwich and the A10 providing a direct link to Cambridge.



Further, the site is 98 miles from London via the A10 and M11, providing excellent linkages to the wider south east.



Site fully remediated to allow industrial redevelopment.



Some vacant existing site buildings to remain on site as identified on aerial image.

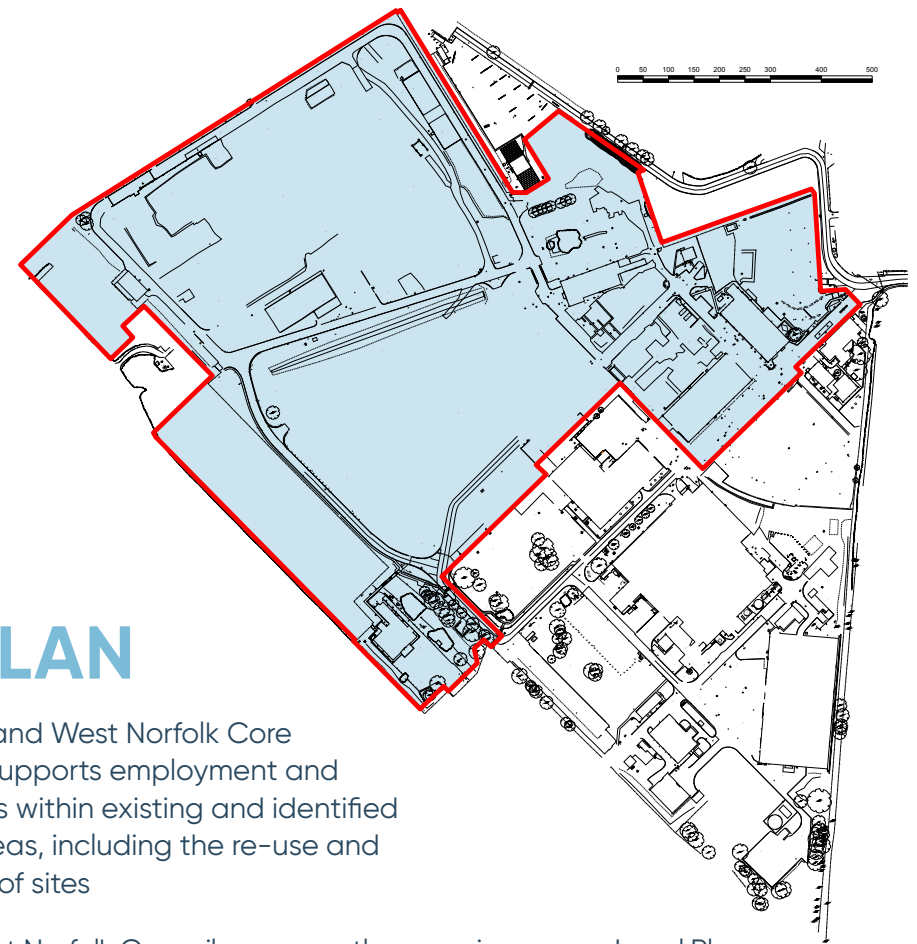


FOR SALE

KINGS LYNN, NORFOLK, PE30

PLANNING

The site falls within Kings Lynn and West Norfolk Council and is identified within the existing Local Plan as being within the settlement boundary and an existing employment site



SITE PLAN

- The Kings Lynn and West Norfolk Core Strategy (2011) supports employment and commercial uses within existing and identified employment areas, including the re-use and redevelopment of sites
- Kings Lynn and West Norfolk Council are currently preparing a new Local Plan which has been examined by the Planning Inspectorate in December 2024. The new Local Plan further supports employment and commercial growth within Kings Lynn advising most growth will be located in and adjacent to the town.
- The new Local Plan is favourable with respect to new commercial development on existing commercial/employment land. With specific reference to this site, Estuary Road is identified as a favourable location for employment growth with a new employment site of 7.2 acres immediately north of the site being proposed within the new plan.
- Potential parties are encouraged to make their own enquires via the Kings Lynn and West Norfolk Council planning department.

TENURE AND BASIS OF SALE

Site is held freehold and is outlined white on the aerial. The property is to be sold on a Private Treaty method of sale. Offers to be unconditional.

DATA ROOM

A data room is available with various technical documents which will assist a purchaser's pre bid due diligence. For login details, please contact the sole agent.

VAT

TBC

SITE VIEWINGS

Site viewings are available and parties are advised to contact the sole agent to book. All viewings to be booked in advance due to site security issues.

LEGAL COSTS

Each Party is to be responsible for their own legal costs in relation to this transaction.

PROPOSAL

We are instructed to invite unconditional offers for the freehold interest of the site with Vacant Possession on completion.

CONTACT US

Daniel Olliffe
07825 886 575
daniel.olliffe@cbre.com

CBRE

SUBJECT TO CONTRACT – January 2025

CBRE Limited on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that:

1. These are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract.
 2. Whilst CBRE Limited uses reasonable endeavours to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. CBRE Limited as such cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars.
 3. No person in the employment of CBRE Limited has any authority to make any representation or warranty whatsoever in relation to this property.
 4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. No person in the employment of CBRE Limited has any authority to make any representation or warranty whatsoever in relation to this property.
- Designed & produced by Creativeworld 01282 858200.

FOR SALE

KINGS LYNN, NORFOLK, PE30

