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## RESIDENTIAL DEVELOPMENT LAND LAND OFF OVERSTRAND ROAD, CROMER, NORFOLK



## RESIDENTIAL DEVELOPMENT LAND, LAND OFF OVERSTRAND ROAD, CROMER, NORFOLK



- The property extends to approximately 6.35 hectares (15.70 acres).
- The property benefits from a resolution to grant outline planning permission for up to 118 dwellings (45% affordable) and up to 60 units of specialist elderly care accommodation. All matters reserved except for access. (PO/23/0596).
- Located on the Eastern edge of Cromer on the North Norfolk Coast.
- Approximately 0.6 miles to Cromer town centre, 12 miles to Holt and 22 miles to Norwich.
- The site is located with good access to Cromer town centre which offers a range of amenities and services with further facilities located in the nearby town of Holt and city of Norwich, which also offers major road and rail connections as well as Norwich Airport.
- Offers invited for the whole on an unconditional basis

### VENDORS' AGENT



**SWORDERS**  
Agricultural Commercial Residential

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E: michael.hudson@sworders.com

### LAND PROMOTER



**GLADMAN**

Gladman House, Alexandria Way,  
Congleton, Cheshire, CW12 1LB  
T: 01260 288800  
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### VENDORS' SOLICITORS



**ROGERS & NORTONS SOLICITORS**

Paul Oldershaw  
The Old Chapel, 5-7 Willow Lane,  
Norwich, Norfolk, NR2 1EU  
T: 01603 675 622  
E: pwo@rogers-norton.co.uk

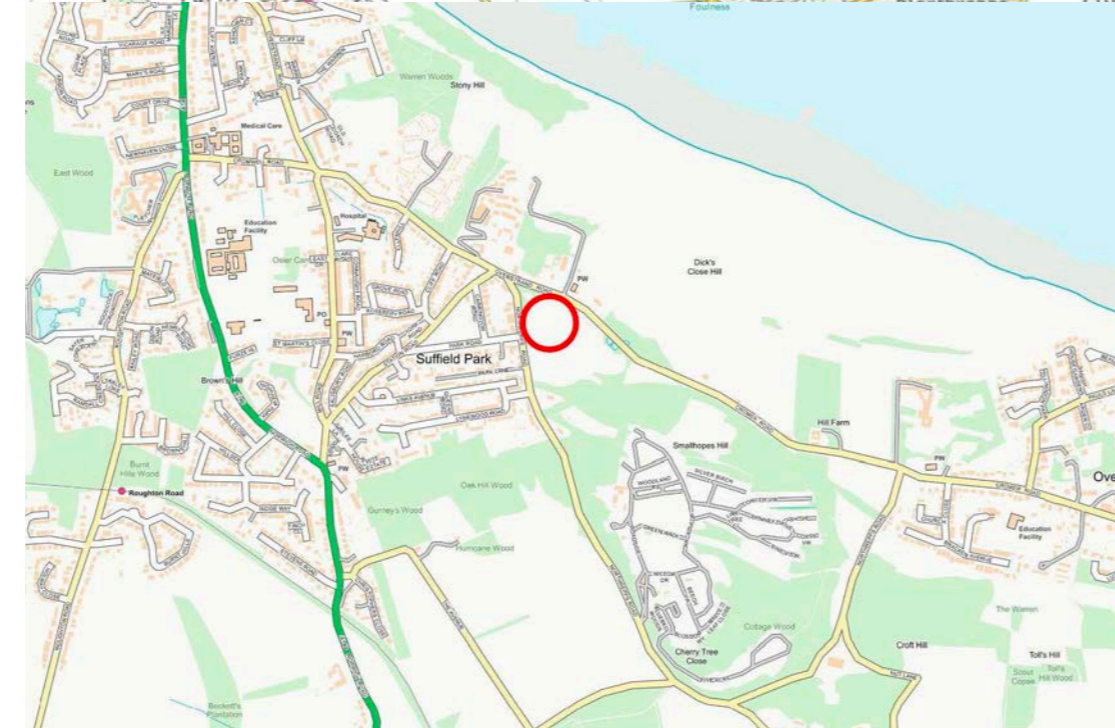
## THE LAND

The land at Cromer extends to approximately 6.35 hectares (15.70 acres) and is located on the eastern edge of the coastal town within the Norfolk Coast AONB. The site benefits from a resolution to grant for outline planning permission for the erection of up to 118 residential dwellings and 60 units of specialist elderly care accommodation with an affordable housing provision of 45%.

## LOCATION

The town of Cromer offers a number of local facilities and amenities within walking distance from the site. These include a range of local shops, post office, eateries, primary school, secondary school, GP surgery, pharmacy, Cromer & District Hospital and Cromer Lawn Tennis and Squash Club. The coastal pathways along the Cromer cliffs are within walking distance to the north of the site and provide access to the beach via steps below the lighthouse and happy valley. The Royal Cromer Golf Club is situated opposite the site. A wider range of amenities, schools and recreational facilities are located in the nearby city of Norwich.

The site is well connected with convenient access to the A148 and A149. Norwich Airport is located approximately 19 miles from the site. The nearest train station is Roughton Road Station, approximately 1.3 miles from the site, which is on the Bittern Line providing direct links to Norwich, running on the hour. Norwich Station provides links to London Liverpool Street and Stansted Airport. This is easily accessible either by cycle or bus. There are bus stops along Overstrand Road offering services into Cromer Town Centre and further along the coast.



## PLANNING

The Property falls under the jurisdiction of North Norfolk District Council (NNDC). The current Local Plan includes the North Norfolk Core Strategy (adopted 2008, updated 2012). NNDC are currently in the process of producing a new Local Plan, which is at an advanced stage, which will shape the future of development in the District between now and 2036.

The site achieved a resolution to grant for outline planning permission for up to 118 dwellings and up to 60 units of specialist elderly care accommodation on 7th December 2023. This includes an affordable housing provision of 45%. The site also includes a provision of public open space, landscaping and sustainable drainage system (SuDS). All matters except access are reserved. The planning reference is PO/23/0596.

The development sought is a landscape led scheme with an enhanced green space, including public open space and habitat related features. The Section 106 is in the process of being negotiated with the Council, but details are set out in the additional information pack. The Officer's report sets out recommended conditions.

Gladman, acting as promoter, secured at committee the resolution to grant planning permission on behalf of our landowning client.

## Development Framework Plan





#### TECHNICAL

We recommend reviewing the additional information pack in full. We will be holding technical briefing sessions with relevant expert consultants. Please contact us should you wish to book a session.

#### ACCESS

The proposed access includes a new vehicular access point from Overstrand Road and an emergency and pedestrian/cycle access onto Northrepps Road. During determination of the planning application revisions to the access arrangements were requested which include:

- The vehicular access moved slightly to the east to provide an offset with the access to the Presbytery.
- Revised visibility splays.
- Provision of pedestrian refuge and pedestrian/cycle way to the west of the access.
- Provision of emergency access on Northrepps Road.

Full details are contained in the additional information pack.

Cromer is served by a number of bus services providing links to the local area, with the nearest bus stop located on Overstrand Road, a short walk to the northwest of the Site.

#### TENURE

The land is available freehold with vacant possession.

#### OVERAGE

Offers are invited to include overage provisions for any enhanced planning permission in excess of the consent 118 dwellings and any reduction in the affordable provision.

#### EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is offered subject to and with the benefit of all existing rights of way, wayleaves and easements, whether or not specifically referred to in these particulars.

#### BOUNDARIES

The purchaser will be deemed to have full knowledge of the boundaries and neither the Vendor nor their Agent will be responsible for defining any other boundaries.





#### BIDS

Offers are invited on an unconditional basis. Parties are encouraged to review the additional information pack in full so as to demonstrate they have carried out the necessary due diligence. A series of technical meetings will be arranged for interested parties to attend ahead of the bid deadline, please contact Sworders to book a session.

Offers are invited to be submitted by 12noon on 29th May 2024.

The Vendor will not be required to accept the highest or indeed any offer and may withdraw the property from the market at any time.

#### VAT

Please note that VAT will not be charged on the sale of the property.

#### ADDITIONAL INFORMATION PACK

A comprehensive additional information pack is available containing copies of the planning documents and approved plans and land registry information. We advise that any purchaser reviews the information pack thoroughly and if they have any questions to please direct these to Sworders. The technical sessions will be an opportunity to go through the documents and any questions in further detail.

Access details to the additional information pack are available upon request.

#### LOCAL AUTHORITY

North Norfolk District Council  
Council Offices  
Holt Road  
Cromer  
Norfolk  
NR27 9EN  
T: 01263 513811

#### VIEWINGS

Strictly by appointment only with the Vendors' Agent  
T: 01328 854 400  
E: michael.hudson@sworders.com or  
E: nell.taylor@sworders.com



# LOCATION PLAN

## LOCATION AND DIRECTIONS

The land is located off Overstrand Road, Cromer. From Norwich, take the A1402 Aylsham Road. After approximately 2.5 miles continue onto the A140 Cromer Road. Pass Norwich Airport on the right and at the roundabout take the 3rd exit over the Norwich Distributer Road signposted Cromer.

After approximately 7.5 miles take the 1st exit to continue on the A140.

At the roundabout with Aylsham take the 3rd exit and continue on A140 signposted Cromer. After 8 miles follow the A140 through the village of Roughton. After 1 mile turn left onto the A149 Norwich Road. After 1.5 miles turn slight right onto Station Road. After 0.5 miles turn right onto Overstrand Road and the land is located on the right opposite the Royal Cromer Golf Club.

 what3words goat.town.apparatus



# IMPORTANT NOTICE

Sworders for itself and the Vendor of this property give notice that the particulars are a general outline only for the guidance of intending Purchasers and do not constitute an offer or contract. All descriptions and any other details are given without responsibility and any intending Purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. Any measurements, areas or distances referred to herein are approximate only. None of the services or fixtures or fittings have been tested and no warranty is given as to their suitability or condition. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise. No employee of Sworders has any authority to make or give any representations or warranty whatsoever in relation to the property. No responsibility can be accepted for the expenses incurred by any intending Purchasers in inspecting properties which have been sold, let or withdrawn.

In accordance with Anti Money Laundering Legislation, bidders will be required to provide proof of identity and the address to the Selling Agents.

All plans included are not to scale and are based upon the Ordnance Survey Map with the sanction of the Controller of H M Stationary Office. Crown Copyright Reserved.

Photographs and Particulars prepared in March 2024. Aerial red line image for indicative purposes only

