




Site At Station Hill, Harleston, Norfolk



FOR SALE or TO LET **Prominent Site for Mixed Use** **Development** Approximately 3 Acres (1.2 Hectares)

-  Prominent Site Close To The Town Centre
-  Zoned For Mixed Uses
-  Suit Various Uses Including Residential, Retail, Offices And Commercial STP
-  May Split With Lease Terms Available Upon Request



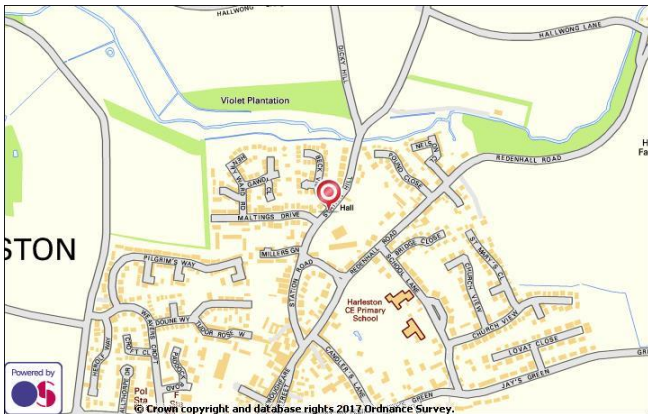
PROPERTY DETAILS

Location

Harleston, together with the village of Redenhall has a population of just over 4,600 people and is situated midway between Scole and Bungay off the A143 Trunk Road, which links the major conurbations of Bury St Edmunds and Lowestoft. The A140 which leads to Norwich and the A14 is close by.

The village contains an attractive town centre containing a range of local retailers including the Co-op, McColls and Boots. The town has experienced a good level of residential development in recent years and contains a popular and busy industrial estate on its eastern edge.

The site is the former Station and Station Yard located to the north west of the town centre, adjoining an office building and within a predominantly residential area.



Description

The property comprises a large regular and undeveloped site benefitting from three accesses onto Station Hill. It adjoins the former Station building which is occupied as offices with associated parking.

Planning

The site is identified within the Local Plan under Policy HAR 5 for mixed use including employment uses in Class B1, a small-scale foodstore, and/or health and community facilities. We believe the site would also suit residential, retail and other commercial uses subject to planning.

Interested parties are to make their own investigations of South Norfolk District Council on 01508 533633.

Accommodation

The site extends to approximately 3 Acres (1.23 Hectares). It may be possible to extend the site by extending partly into the adjoining car park.

Terms

Consideration will be given to Leasehold disposals of part and Freehold Design and Build options.

Rent or Price

Leasehold and Freehold terms upon request.

VAT

All prices or rents quoted are exclusive of Value Added Tax which may be applicable.

Legal Fees

Each party is to bear their own legal costs incurred throughout any transaction.

Energy Performance Certificate

Not applicable.

For viewings and further details please contact



Ewan Dodds BSc FRICS
ewan.dodds@whybrow.net
01206 577667



John Grace
john.grace@whybrow.net
01206 577667

01206 577667 | info@whybrow.net | whybrow.net | [@whybrowproperty](https://www.instagram.com/whybrowproperty)



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