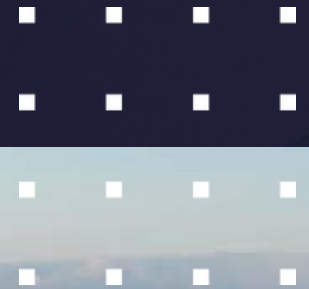


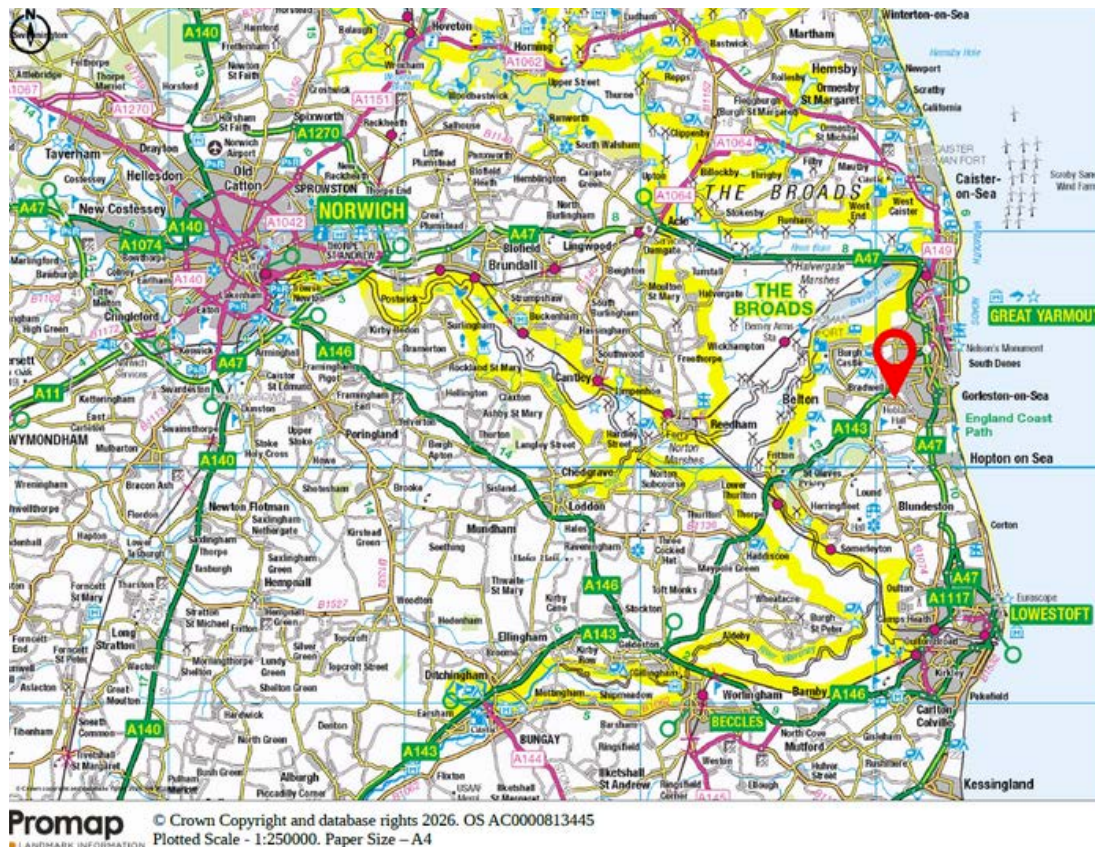
Land Allocated for Medical Use, Bluebell Meadow, Bradwell

ALL ENQUIRIES DEVELOPMENT OPPORTUNITY



savills

Not to scale



INTRODUCTION

Savills are instructed by the landowners to offer for sale land allocated for medical use situated within the Bluebell Meadow development site in Bradwell, owned by Persimmon Homes. The landowners are inviting offers for the freehold of the Site. Details of the structure of offers and information required can be found towards the end of this document.

Savills have prepared this document to provide an introduction and overview to the Site. This document should be read in conjunction with the information contained in the supporting Data Room.

If there are further queries regarding this development opportunity, Savills will be happy to respond. For the most part the Site can be viewed from the public highway and can be carried out during daylight hours at the viewing party's own risk.

THE SITE

Extending to approximately 1.2 acres (0.5 hectares), the Site occupies a prominent central position within the established Bluebell Meadow development at Bradwell. It is currently designated for medical use under the existing hybrid planning permission, as secured through the Section 106 agreement.

The consent includes provision for 'a serviced site of not less than 0.5 hectares, located adjacent to the neighbourhood shopping area,' as outlined within the Eleventh Schedule. Further detail on this requirement is available within the Data Room. The site benefits from a well-connected and accessible setting, bounded by Chaplin Road to the north, a range of commercial occupiers including Sainsbury's Local and Subway to the east, Beaufort Way to the south, and a recreation area with football pitch to the west.

The Site has a dedicated access off of Chaplin Road. The Site is not serviced and interested parties should ensure the adequacy and availability of any services through their own enquiries.

The Site lies within Great Yarmouth Borough Council's jurisdiction and is allocated for medical use. The Site is held under title number NK441744 and is known at the Land Registry as land on the south side of Clay Lane, Bradwell, Great Yarmouth. An indicative red line plan of the sale area is available within the Data Room.

LOCATION

Bradwell is a village located approximately 2.8 miles south west of Great Yarmouth, 8 miles north of Lowestoft and 22.6 miles east of Norwich. In the 2021 Census, Bradwell had a population of 11,628. The village benefits from a range of amenities including supermarkets, public houses, St Nicholas Church, community facilities such as the village centre, leisure centre and public open spaces and education facilities from nursery to sixth form all within under a mile.

There are currently two NHS medical centres situated in Bradwell itself, Millwood Surgery and Falkland Surgery, held under The Millwood Partnership. There are further medical centres and surgeries situated nearby in Gorleston-on-Sea and Great Yarmouth.

The Site is situated to the north of Beaufort Way, connecting to the A143 and providing links to Norwich, Lowestoft, Great Yarmouth and beyond. The nearest bus station is situated on Beaufort Way and provides regular services towards Great Yarmouth, wider Norfolk and Suffolk. The nearest train station is Great Yarmouth which provides direct links to Norwich, allowing for connections to London Liverpool Street, Cambridge and beyond, with a typical journey time of 1 hour 20 minutes and to London Liverpool Street with a typical journey time of 1 hour 47 minutes.*

PLANNING

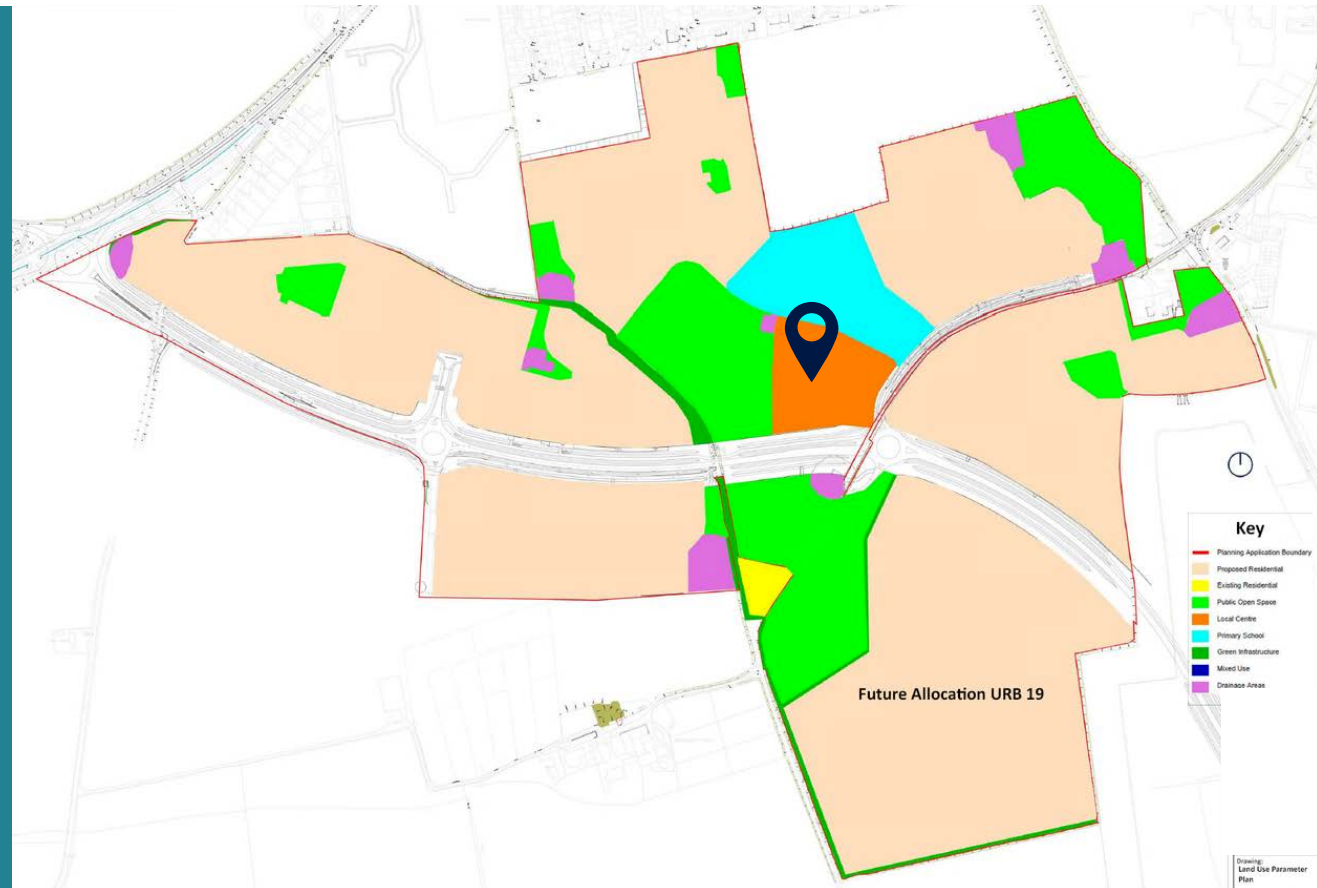
Set within the wider Bluebell Meadow development, the Site is part of an established and thriving community that continues to grow through a carefully phased programme of delivery.

Outline planning permission for the wider scheme was originally granted in 2013, reference 06/13/0652/O under a hybrid consent. This provided full permission for an initial phase of 150 homes, alongside outline consent for a comprehensive mixed-use development across approximately 48.2 hectares. The overall masterplan allows for up to 700 dwellings, employment space (B1, B2 and B8 uses), a local centre incorporating a mix of retail, leisure and community uses (A1-A5, B1, D1), a new primary school, and extensive areas of public open space.

As part of the wider planning framework, the existing Section 106 agreement secures the delivery of a Medical Centre Site, defined as 'a serviced site of not less than 0.5 hectares located adjacent to the neighbourhood shopping area,' in accordance with the Eleventh Schedule. The precise location of this land has been formally agreed with the local authority and a plan illustrating its extent is available within the Data Room.

The residential element of the original consent has now been fully delivered, creating a well-established neighbourhood. Progress has also been made within the local centre, where a number of retail units are already in place, and a planning application has been submitted for the delivery of the proposed primary school.

The development has continued to evolve in subsequent phases. A further permission was granted in May 2016 for an additional 125 homes, followed by another phase of 171 dwellings, which has now been completed. Persimmon Homes are currently on site delivering their latest phase of 93 new homes, reinforcing the ongoing momentum and appeal of Bluebell Meadow as a desirable place to live. Once complete, a further phase of 28 units is set to be delivered by Persimmon.



THE PROPOSAL

The landowners are asking interested parties to prepare a written bid. Following a review of the proposals and the selection of the shortlisted parties, an actual or virtual interview and presentation may take place. The landowners are inviting offers for the freehold of the Site.

The proposal needs to cover:

- Your purchase strategy and any conditions this would be subject to;
- Any internal or external approval process and the relevant triggers and points that these are likely to hit;
- Evidence of relevant experience, business case applications and proof of end user;
- Sketch layout and elevations of proposed development or evidence of previous developments;
- Your proposed programme and timescales for exchange;
- Your offer and proposed payment structure.



THE DATA ROOM

Information relating to planning, technical and landownership matters for this opportunity and all other supporting information is held within the Data Room.

The Data Room holds the following information:

1. Introduction
2. Legal
 - Title Register
 - Title Plan
3. Planning
 - Outline Planning Decision Notice
 - S106
4. Plans
 - Red Line Boundary Plan
 - Masterplan

Information may be assignable to the purchaser to be arranged on an individual basis.

SALES PROCESS

We are inviting bids to be submitted following the process as set out below:

Proposal Submission

Proposals should be submitted electronically to Richard Shuldham and Grace Marriott on the details below.

Evaluation and Shortlisting

Proposals will be assessed on a range of qualitative and financial criteria. Shortlisted parties will be invited to present their proposals and clarify any points.

Heads of Terms and Legal Progression

Once a preferred party is selected, we will proceed to agree Heads of Terms and aim to exchange contracts as soon as reasonably practicable, subject to satisfaction of any agreed conditions.



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