

FOR SALE

Approx. c. 4.0 acres
adjacent to proposed
new Lidl Foodstore

GREAT YARMOUTH

BEACON PARK,
BEAUFORT WAY,
NR31 7RQ

On the instructions of Lidl



Location

Great Yarmouth is an historic and a popular seaside resort located in Norfolk, on the East Anglian coast, at the mouth of the River Yare. It is 20 miles east of Norwich and 10 miles north of Lowestoft.

By road, the A47 connects the town with Norwich to the west, which in turn leads on to various destinations to the south-west including Cambridge and London via the A11. The A47 also connects Great Yarmouth with Lowestoft to the south, and in turn to Ipswich via the A12.



Situation

The site is situated to the south of Great Yarmouth, in the Gorleston on Sea area with excellent prominence to Beaufort Way providing direct links to the A47 and A143. The site is shared with a proposed Lidl foodstore extending to approx. 23,120 sq ft GIA and positioned directly opposite Beacon Park Enterprise Zone.

It is a fast-growing neighbourhood with approx. 1,000 new homes allocated within 1 mile of the subject site including 600 homes allocated on Links Road to the south and 300 new homes directly opposite the site.

1,050

1,050 new homes
allocated within 1 mile
of the site

79%

79% of total population
are economically active
vs UK base 77%

5.09%

Population to grow
approx. 5.09% by 2037

74,000+

Total population
(within 10min drivetime)



Description & Availability

Approx. c. 4.0 acres for sale as shown. The site is suitable for several uses including retail, roadside, care and self-storage.

Our client will consider proposals for the whole or part of the site.

Preference for unconditional offers but our client will consider proposals, subject to planning.

Planning

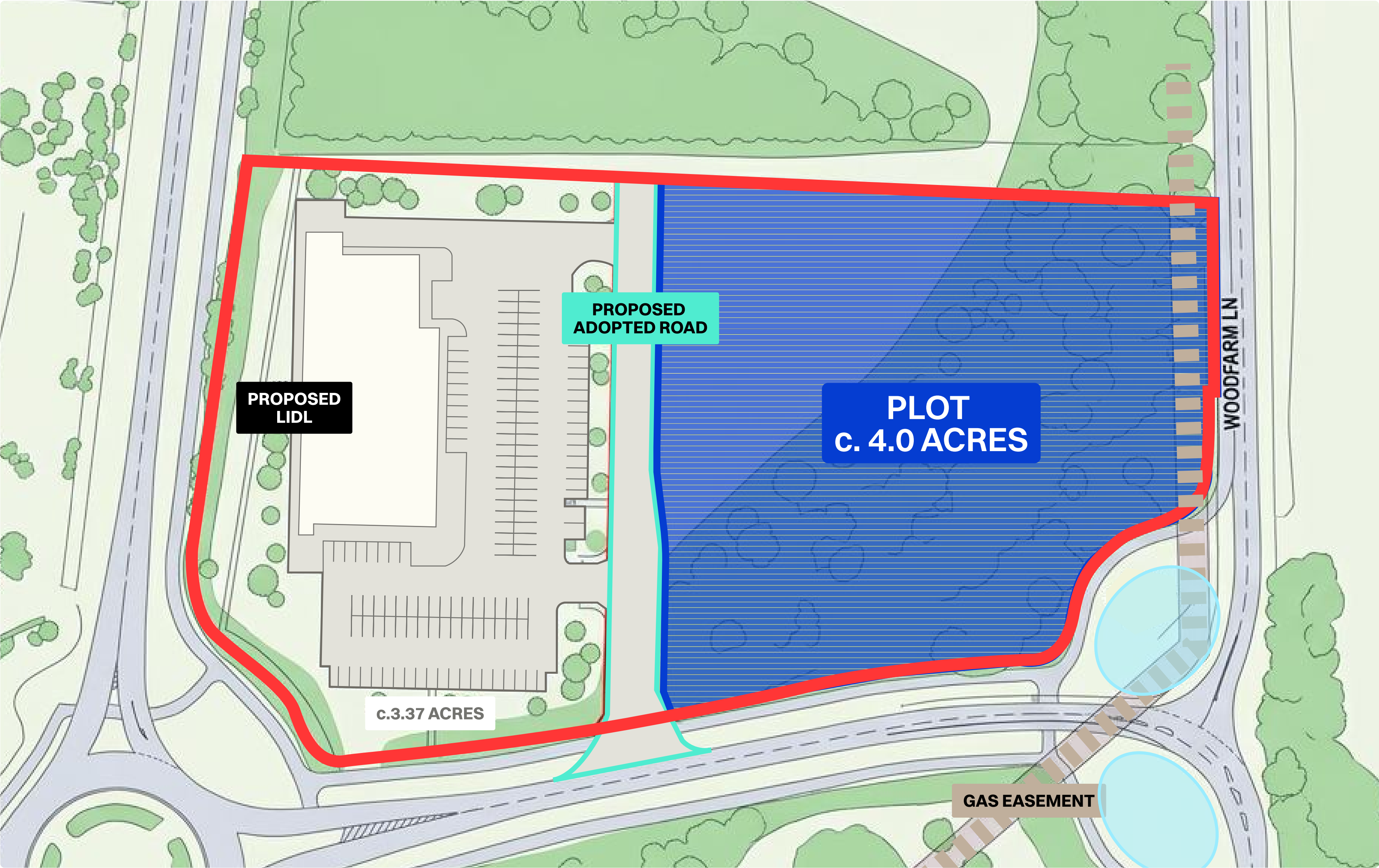
The site falls within the Beacon Park District Centre allocation of the local plan. Parties are to make their own enquiries.

Contact

For further information relating to this development site or to arrange an inspection, please contact:

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