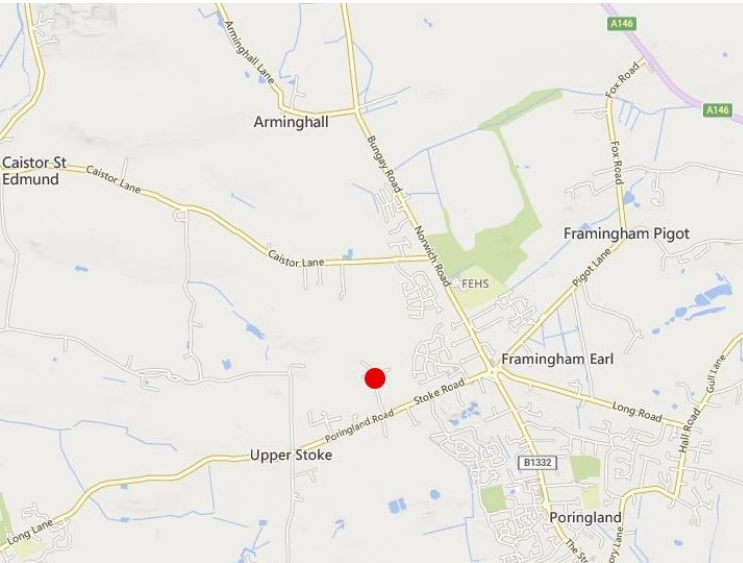


# Brownfield land available for variety of uses - FOR SALE or TO LET

Land At Stoke Holy Cross, Poringland Road, Stoke Holy Cross, Norfolk, NR14 9NR

# Merrifields



**Size: 10.81 Acres**


Brownfield land available for sale


Former MOD radar site


Located between Stoke Holy Cross and Poringland

Allocated for former B1 and B8 uses in local plan  
(subject to planning permission)

Available For Sale or To let on terms to be agreed

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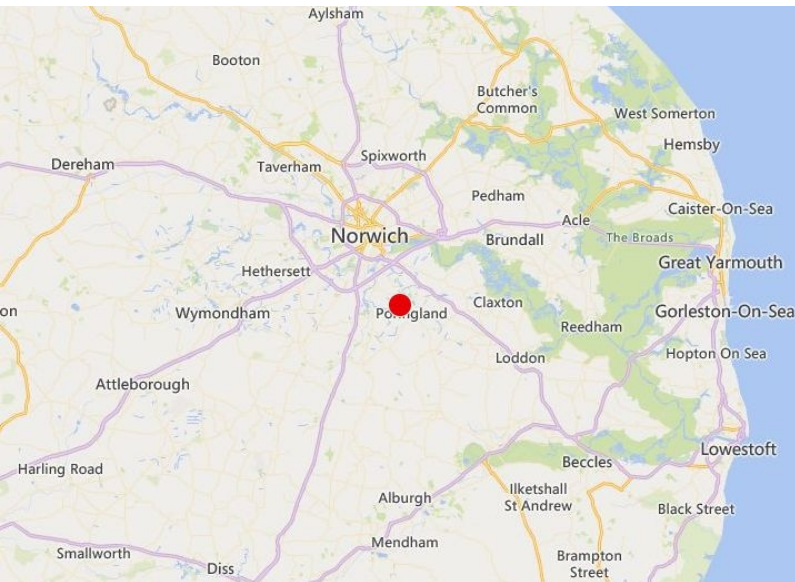
## Description

Former MOD radar site available. The Brownfield site is located in Stoke Holy Cross and is accessed from Poringland road, via Pine Loke., in an area of mixed agricultural and residential land uses between Stoke Holy Cross and Poringland, approximately 4 miles south of Norwich. The site is mostly managed grassland with various roadways and former structures from the previous use of the site.

## Accommodation

The property has been measured to produce the following approximate GEAs:

Total	10.81 Acres	4.37 Hectares
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## Availability

The property is available FOR SALE freehold or TO LET immediately on terms to be agreed.

## Rent

Rent on application

## Price

Price on application

## VAT

Option to tax to be confirmed, all prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

## Business Rates

None.

## Service Charge

The tenant or purchaser will be responsible for a fair and reasonable proportion of any common access costs.

## Costs

Each party will bear their own legal costs.

## Use & Planning

The brownfield site has potential for a number of uses having been allocated for B1 light industrial use and B8 storage and warehouse use (subject to planning conditions) in the local plan.

## EPC

N/A

## Viewing & Further Information

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REF: A0770 / 19.12.24

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