

**CAXTON WAY**  
THETFORD IP24 3RY

## Employment land for sale

Land for sale in serviced plots from 0.5-9 acres. Suitable for the industrial development of B1, B2 and B8 uses subject to planning permission



**Merrifields**

CHARTERED SURVEYORS

CAXTON WAY | THETFORD | IP24 3RY

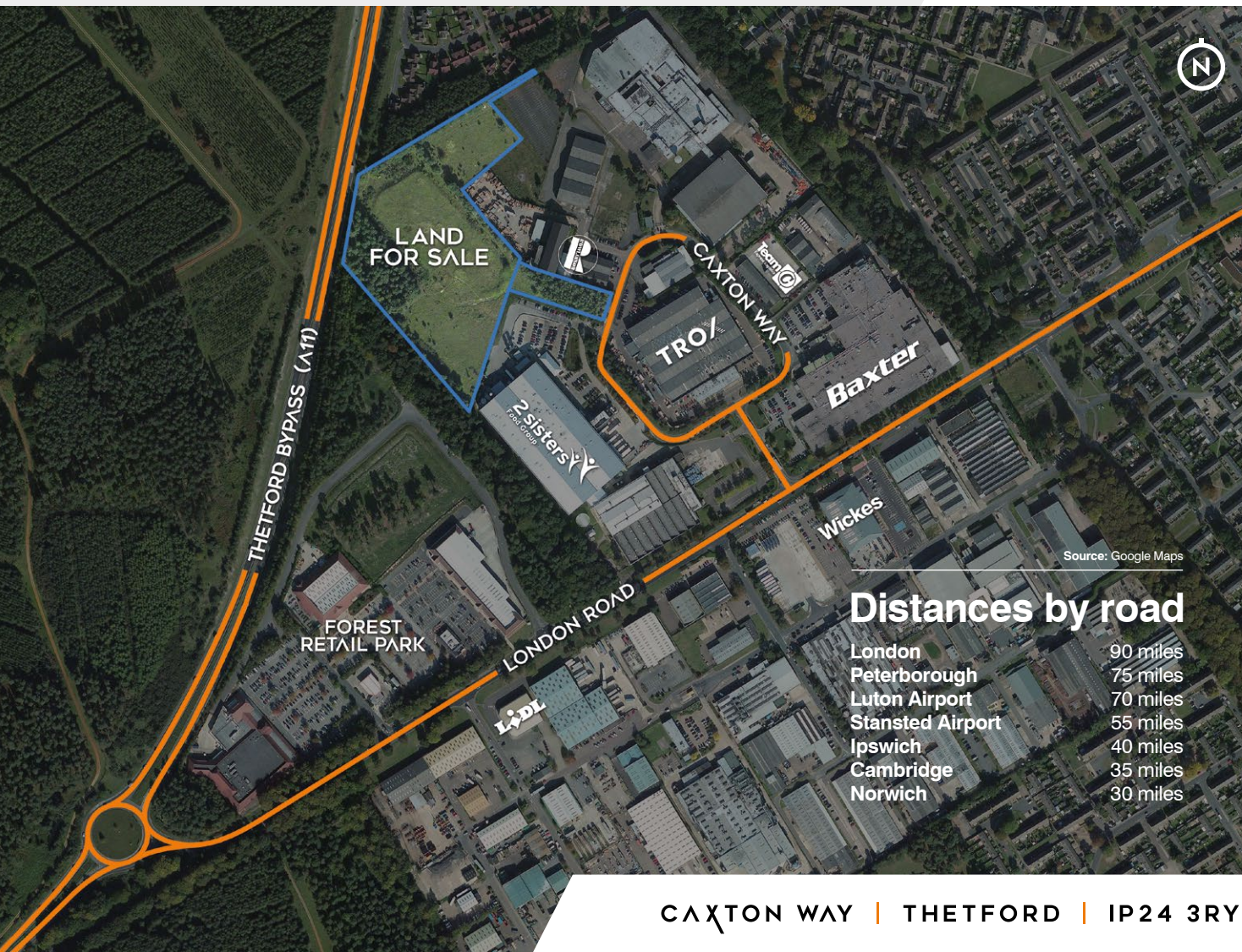


# CAXTON WAY

THETFORD IP24 3RY

## Employment land for sale

Land for sale in serviced plots from 0.5-9 acres. Suitable for the industrial development of B1, B2 and B8 uses subject to planning permission



## Description

The land comprises a 'greenfield' site zoned for employment uses. The land is accessed off Caxton Way an established industrial area off London Road. The site boundaries three established industrial sites as well as the A11 dual carriageway. It has good access to London Road and the national road network via the A11 to London, Cambridge and Norwich.

The land has consent for B1 light industrial and offices, B2 (general industrial) and B8 (warehouse) uses. Thetford is a major industrial and distribution base for central East Anglia. Permission has recently been granted for a new development of 5,000 homes on the nearby Kingsfleet development.

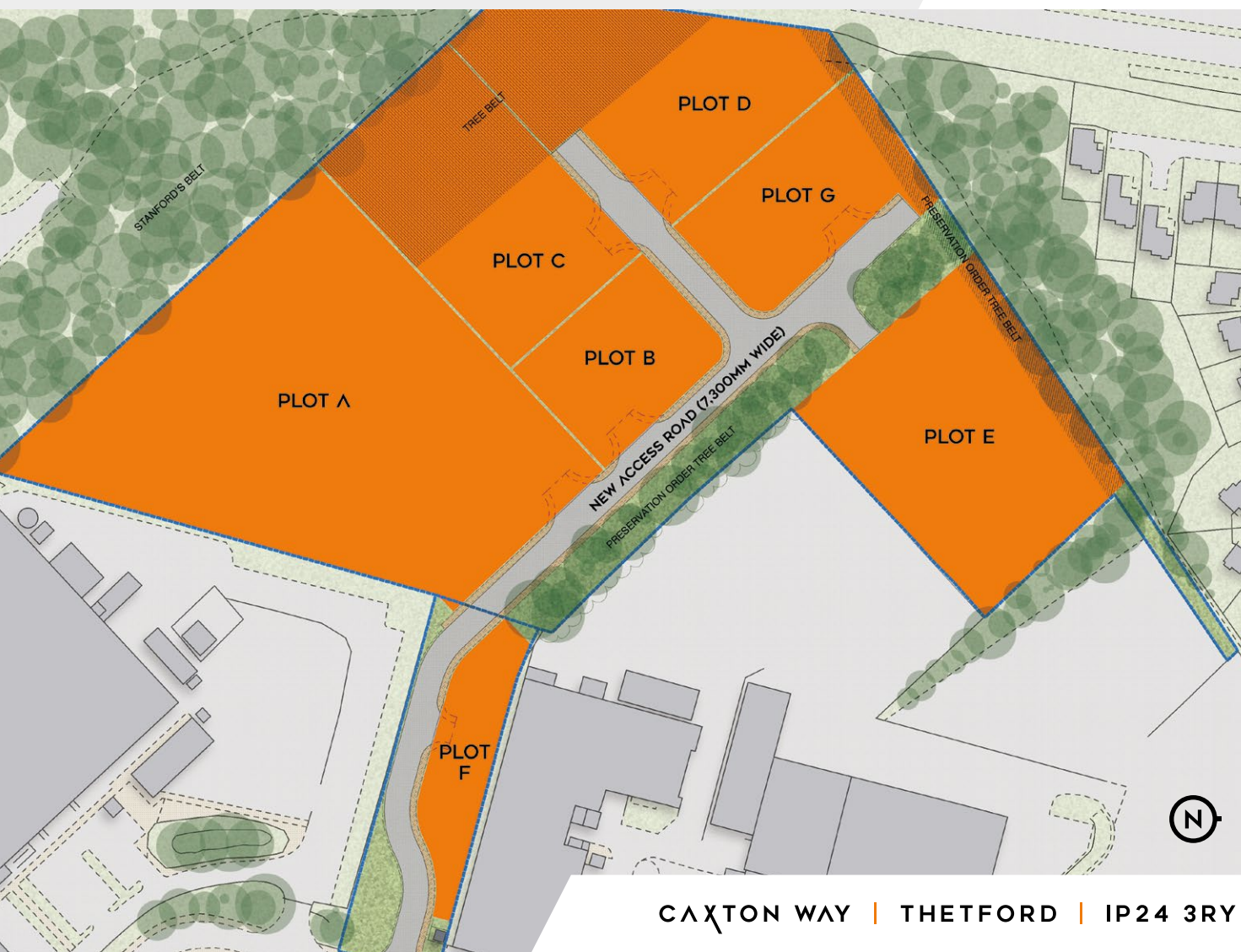
## Distances by road

London	90 miles
Peterborough	75 miles
Luton Airport	70 miles
Stansted Airport	55 miles
Ipswich	40 miles
Cambridge	35 miles
Norwich	30 miles



## Employment land for sale

Land for sale in serviced plots from 0.5-9 acres. Suitable for the industrial development of B1, B2 and B8 uses subject to planning permission



### Plot summary

<b>Plot A</b>	2.77 acres / 1.12 hectares
<b>Plot B</b>	0.49 acres / 0.20 hectares
<b>Plot C</b>	1.03 acres / 0.42 hectares
<b>Plot D</b>	1.07 acres / 0.43 hectares
<b>Plot E</b>	1.25 acres / 0.51 hectares
<b>Plot F</b>	0.33 acres / 0.13 hectares
<b>Plot G</b>	0.62 acres / 0.25 hectares

Approximate developable areas

### Availability

The plots are available, as serviced plots, either individually or together. Plots will be made available with capped services to include; electric, water and foul sewer connection.



## Availability

Plots are available freehold with vacant possession

## Price

Price on application

## VAT

The premises are not opted for VAT

## Business rates

The property is not currently rated

## Costs

The purchaser will cover any abortive costs incurred by our client

## Use and planning

The landlord has secured planning for the use of the land for B1, B2 and B8 use under planning consent 3PL/2002/1497/O. The vendor will apply for planning consent for the new access road

### Misrepresentation Act 1967

Merrifields for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that:  
1) These particulars do not constitute, nor constitute any part of, an offer or contract. 2) None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3) Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4) Merrifields and the vendor(s) or lessor(s) nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property.

### Business Protection from Misleading Marketing Regulations 2008

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

### Finance Act 2013

Unless otherwise stated all prices and rents contained herein are quoted exclusive of VAT.

## Contact

**Rowan Mason**

t 01284 700 700

e rowan@merrifields.co.uk

**Mark Kohler**

t 01284 700 700

e mark@merrifields.co.uk