

Our ref: EJP/DD/

22nd February 2023

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Dear James

Land to the north of Church Road, Aslacton

I write in respect of the above site where you have a promotion agreement ongoing with the landowner. The site totals approximately 5.9 acres.

From initial master planning works you have completed, the site will have a mixed density of approximately 35 units which, in our view, given the village location, road links to nearby villages and Norwich, will sell very well in the market.

The Site is located within a 2-minute walking distance of Aslacton Primary School. The closest bus stops are positioned on either side of Muir Lane, on the eastern boundary of the Site. These bus stops are served by the no. 1 bus service, which runs a regular service between Diss and Norwich.

There is well-documented local demand for good quality housing in the Aslacton area which is a popular rural part of South Norfolk with links to Norwich and to Diss, in the south, via the A140.

The site is currently an agricultural field. As part of recent submissions to the South Norfolk Village Clusters Housing Allocations Plan an example site layout has been submitted, which we have had a chance to review. This demonstrates how the site could be developed through the provision of a mix of unit sizes and the necessary car parking allowance for each unit. Areas of landscaping, open space and a provision for additional car parking for the school have also been included, following engagement with the Parish Council.

The mix of unit numbers will be important to allow a variety of buyer types to benefit from the scheme (i.e. families entering the village, those looking for retirement and first-time buyers). Evidence of recently built-out schemes in other villages have demonstrated this to be an important part of a site's saleability which will be the case for the scheme being developed at Aslacton.

In summary, there are a number of established house builders in the area who are looking for attractive opportunities of this nature and I am confident a popular marketing campaign would follow once planning consent has been achieved. Brown & Co would be delighted to be involved in the sale of this site and look forward to working with you on this project going forward.

Yours sincerely



Edward Plumb MRICS FAAV
Partner - Land Agency

For and on behalf of Brown & Co
Property and Business Consultants LLP