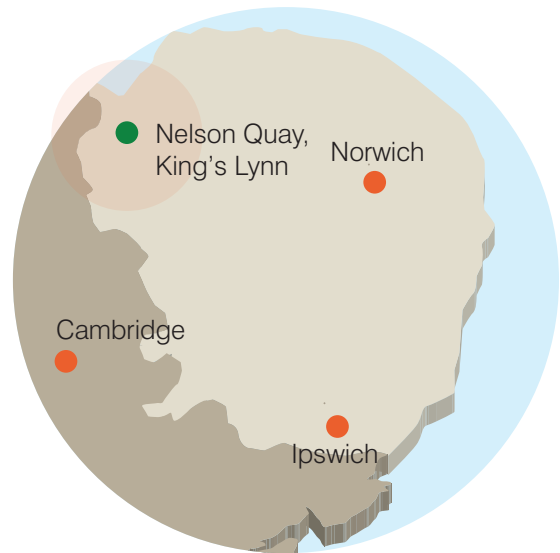


NELSON QUAY, KING'S LYNN



Overview

A masterplan for the Nelson Quay development has been approved by the Borough Council and includes 436 homes (41,329m²) and 7,659m² commercial space. The masterplan went through a comprehensive public, stakeholder and statutory agencies engagement process over several months. Next steps include soft market testing, studies and survey work and seeking LEP and HCA funding for infrastructure works.

In the top 20% of districts nationally for quality of environment and life, in the past two years, the area has benefitted from over £100m of private investment, 22,000m² of new business premises, a new Enterprise Zone site, a new university centre and a new innovation centre.

Annual tourism spend in the area is c.£520m.

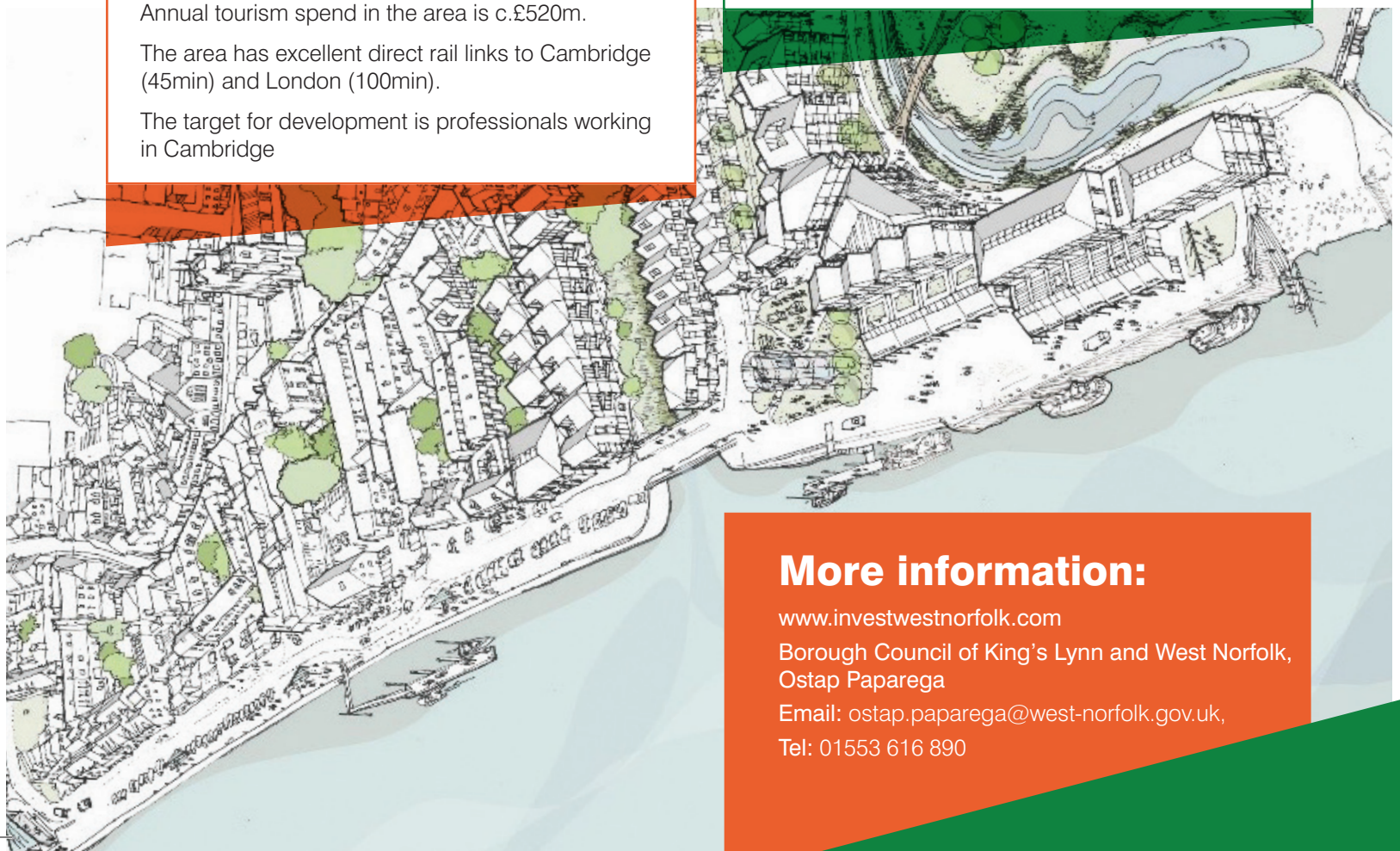
The area has excellent direct rail links to Cambridge (45min) and London (100min).

The target for development is professionals working in Cambridge

Opportunity

Seeking joint-venture partner, but open to suggestions / proposals. Also, would consider a land sale to potential developer. Flexible approach – could be a mix of investors, equity co-developers or development partner. Specific opportunities to invest / co-invest in other key town centre/waterfront sites (all in council ownership).

GDV c.£120m. Initial viability shows c.£25m surplus (assuming infrastructure funded upfront by public funds). Opportunities to invest in other key town centre / waterfront sites, as identified by Fosters + Partners report (2015). Feasibility study under way to assess these sites' deliverability and viability, as part of Heritage Action Zone, the only one in the East of England (one of 10 in the country).



More information:

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