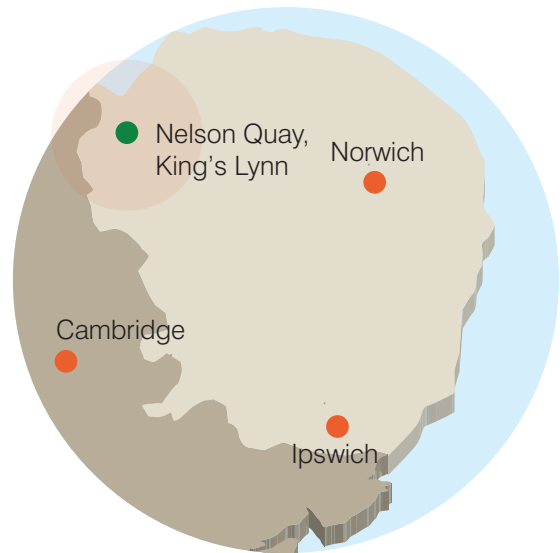


# NELSON QUAY, KING'S LYNN



## Overview

A masterplan for the Nelson Quay development has been approved by the Borough Council and includes 436 homes (41,329sqm) and 7,659m<sup>2</sup> commercial space. The masterplan went through a comprehensive public, stakeholder and statutory agencies engagement process over several months. Hybrid planning application (outline for overall scheme and detailed for infrastructure) to be submitted in early 2019. Working with New Anglia LEP and Homes England to secure 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 £120m of private investment, 22,000sqm of new business premises, a new Enterprise Zone site, a new university centre and a new innovation centre. Value of visitor economy in the borough 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.



## More information:

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