

STRATEGIC DEVELOPMENT OPPORTUNITIES FOR SALE

LAND SOUTH OF POUND LANE AND NORTH OF LITTLE LANE, DOCKING, KING'S LYNN, NORFOLK, PE31



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INTRODUCTION

Mather Jamie are instructed as sole agents by the landowner to market two blocks of land with strategic residential development potential in the village of Docking, as follows:

- Land south of Pound Lane known as 'Manor Pasture' – extending to 5.05 acres (2.04 ha) or thereabouts.
- Land north of Little Lane known as 'Grove Pasture' – extending to 2.36 acres (0.96 ha) or thereabouts.

Mather Jamie are instructed by the landowner to invite interest based on the following scenarios:

Option 1 – As a whole (Land at Manor Pasture and Grove Pasture)

Option 2 – Land at Manor Pasture only

Option 3 – Land at Grove Pasture only

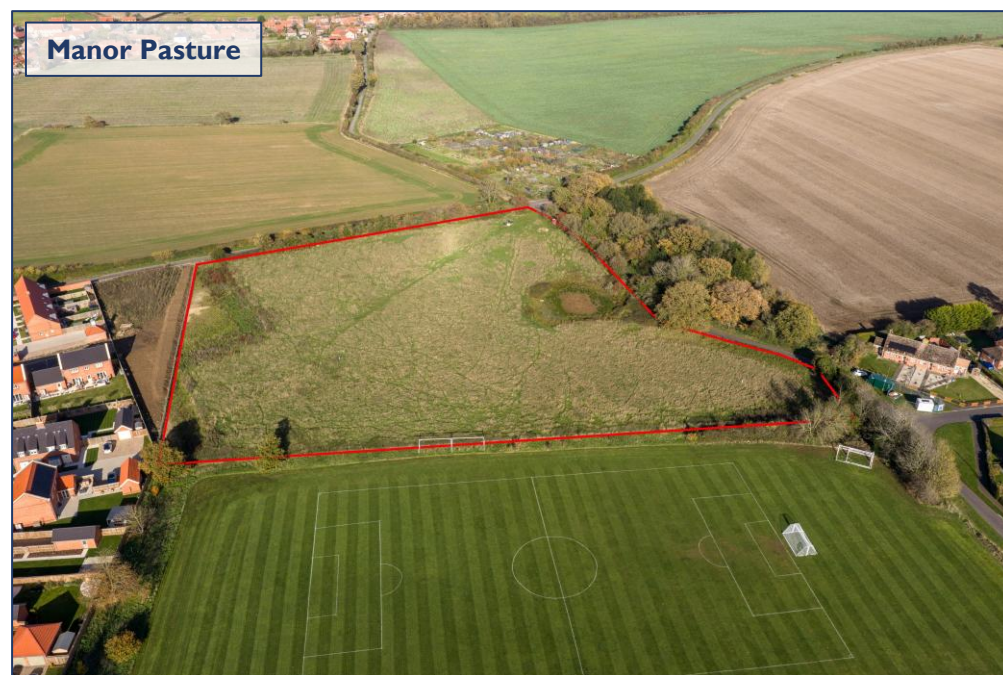
The sites are offered for sale as a whole or individually by way of private treaty. All offers must be submitted in accordance with the tender pro forma, a copy of which is available in the data room.

LOCATION

Docking is situated in North-West Norfolk, approximately 4 miles from the North Norfolk Coast, and benefits from convenient connections to Hunstanton, Burnham Market and King's Lynn via the B1454 and A148. The village enjoys excellent access to the wider region, with King's Lynn railway station providing direct services to London King's Cross in under 2 hours. Norwich International Airport is around 40 miles to the east.

Docking benefits from a range of local amenities, including a village shop with Post Office, Spar convenience store, doctors' surgery, public house, fish bar and a primary school. The surrounding area offers extensive leisure opportunities with easy access to the coastal towns of Brancaster and Hunstanton, as well as Sandringham Estate.

Further amenities and secondary schooling can be found in Hunstanton (7.8 miles) and King's Lynn (17.1 miles).



DESCRIPTION

Manor Pasture – an opportunity to acquire 5.05 acres (2.04 ha) of pasture land, bordered by The Hill Group to the west (who are constructing 33 new-build dwellings), Pound Lane to the north, Bradmere Lane to the east and Docking Playing Field to the south. The site is accessed via an agricultural gate from Bradmere Road.

The land to the west was sold by the landowner with the benefit of Outline Planning Permission for 33 new-build dwellings. The landowner reserved a right of access and a right to connect into services for development purposes for the benefit of Manor Pasture as part of the sale. The rights reserved as part of the sale is detailed in a Title Report prepared by the landowner's solicitor, which is available to view via the data room.

Manor Pasture presents a strong opportunity for residential development, as it lies outside the Nutrient Neutrality Catchment Zone and is well located adjacent to the village settlement boundary and is supported by current Local Plan policies.

Grove Pasture – an opportunity to acquire 2.36 acres (0.96 ha) of pasture land, which is bordered by existing residential properties to the north, south, east and west. The site is bounded by Mill Lane to the west and Little Lane to the south. The site is accessed via an agricultural gate from Mill Lane. Grove Pasture is located within a Conservation Area.

The site is currently used for grazing purposes and has potential for residential development as an infill development (subject to planning). The site is located within the village settlement boundary.

PLANNING

The King's Lynn and West Norfolk Local Plan (2021–2040) was adopted on 27 March 2025. The Borough is currently able to demonstrate a 5-year housing land supply, with a claimed position of 7.9 years.

Docking is classified as a Tier 4 Settlement (Key Rural Centre) under Policy LP01 of the Local Plan. These centres are larger villages offering a good range of services that support the daily needs of residents. While most growth in such settlements will come through existing commitments and allocations, additional development may be supported through windfall planning applications and Neighbourhood Plan allocations.

'Policy LP02: Windfall Residential Development' permits residential development of up to 25 dwellings either within or adjacent to defined settlement boundaries of Key Rural Centres, provided that specific criteria are met. These include compatibility with the character of the area and providing appropriate access and infrastructure.

'Policy LP28: Affordable Housing' states that, for rural areas outside King's Lynn, Downham Market, and Hunstanton, development of more than 5 dwellings or sites 0.165 hectares or larger must provide 20% affordable housing on-site.

NUTRIENT NEUTRALITY

Grove Pasture is located within the catchment area of the River Wensum Special Area of Conservation (SAC). In March 2022, Natural England raised concerns about the nutrient levels of phosphate pollution in the River Mensum Catchment SAC. Part 5 of 'Policy LT27: Habitats Regulations Assessment' states that development proposals within the River Wensum Catchment must be accompanied by a Habitat Regulations Assessment to evaluate potential impacts on the SAC. The assessment must demonstrate nutrient neutrality, propose mitigation measures and include ongoing monitoring. Development proposals on Grove Pasture will need to demonstrate a nutrient neutrality mitigation scheme. For the avoidance of doubt, Manor Pasture is located outside of the Nutrient Neutrality Catchment Area.

FLOOD RISK ASSESSMENT

The flood risk assessment confirms that both sites lie within Zone 1 of the EA's Flood Map for Planning (indicating a <0.1% annual probability of flooding).

DATA ROOM

A comprehensive online information pack can be found on the dedicated website:-

[Docking Data Room](#)

Please be aware that the data room requires users to log in and await authorisation, which will be provided as soon as possible following initial registration. **Please click 'No Account? Register here' and create an account to gain access.**

PUBLIC RIGHTS OF WAY

According to Norfolk County Council's mapping services, there are no Public Rights of Way that run through either site.

LAND CLASSIFICATION

According to Natural England's land classification mapping, both sites are categorised as Grade 3 farmland.

VACANT POSSESSION

The sites are currently subject to grazing licences, which will be terminated before completion. No compensation or holdover payment will be due to the outgoing licensees.

WAYLEAVES, COVENANTS, EASEMENTS AND RIGHTS OF WAY

The sites will be sold subject to all existing wayleaves, easements, covenants and rights of way whether detailed in these particulars or not.

SPORTING, TIMBER & MINERAL RIGHTS

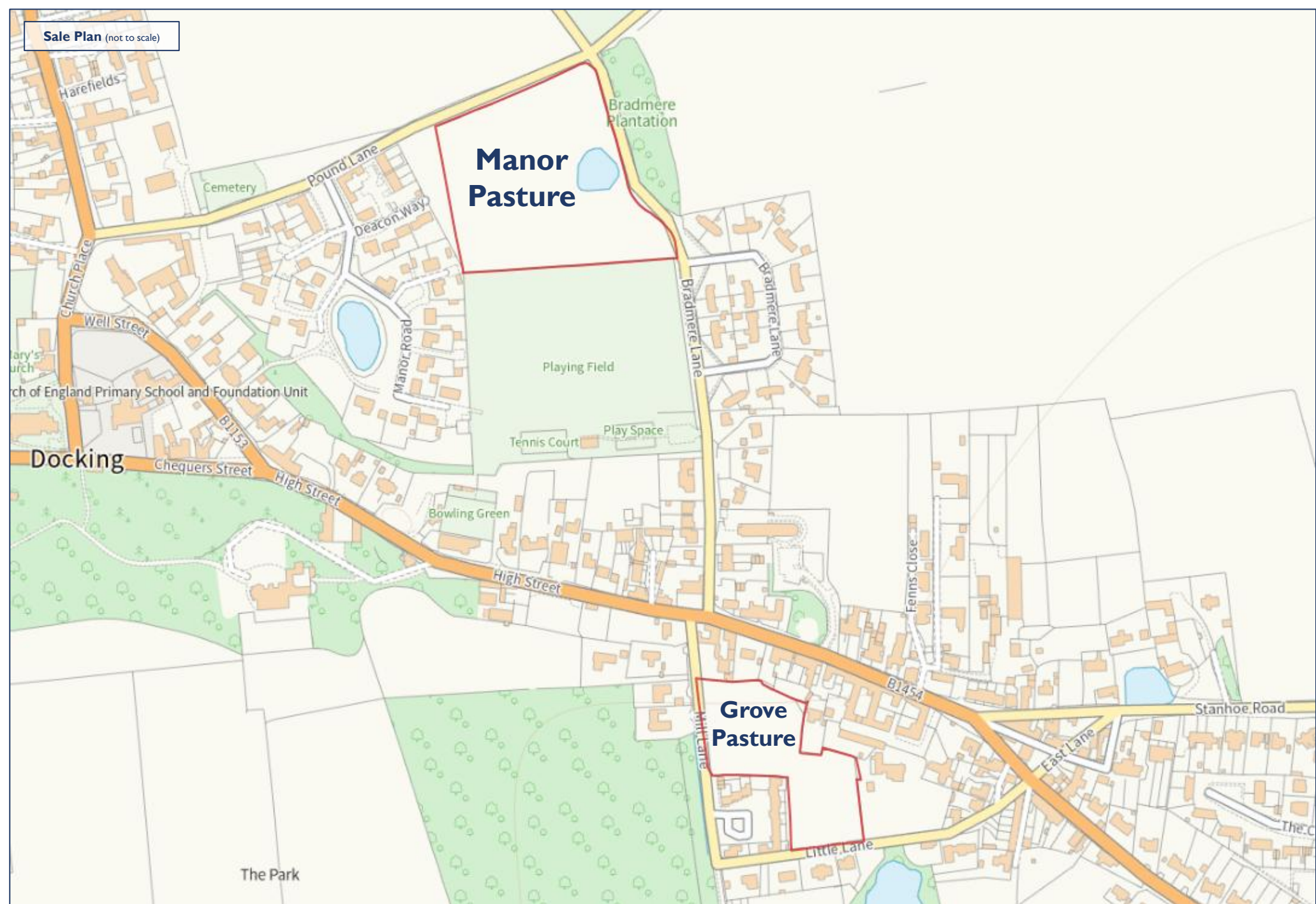
All sporting, timber and mineral rights are included in the freehold sale so far as they are owned.

Grove Pasture



Manor Pasture





OVERAGE

An overage will be retained by the landowner. The overage clause will specify that 50% of any increase in value of the land or buildings due to development as a result of a permitted planning consent (as defined in Section 55 of the Town and Country Planning Act 1990) will be payable to the landowner or their successors in title should such development occur within 30 years from the date of completion. The overage may be able to be triggered on multiple occasions.

TENURE

The sites are offered for sale freehold with vacant possession upon completion.

BOUNDARIES

Plans are for reference only. The agents will make reasonable endeavours to specify ownership of boundaries, hedges, fences and ditches, but will not be bound to determine these. The purchaser will have to satisfy themselves as to the boundary ownerships.

LAND REGISTRY

The sites are registered freehold with title absolute under Land Registry titles NK342523 (part) (Grove Pasture) and NK342522 (Manor Pasture). Copies of the title registers and plans are available within the data room.

VALUE ADDED TAX

Exemption to VAT has not been waived on the sites and VAT should not therefore be chargeable on the purchase price.

METHOD OF SALE

The sites are offered for sale as a whole or individually by way of private treaty. All offers must be submitted in accordance with the tender pro forma, a copy of which is available in the data room.

VIEWINGS

Viewings of the site must be arranged with Mather Jamie in advance. Neither the landowner nor the agents are responsible for the safety of those viewing the site, and any persons do so entirely at their own risk.

IMPORTANT NOTICE

All statements contained in these particulars are provided in good faith and believed to be correct, but Mather Jamie for themselves and the Vendors/Lessors of this property for whom they act give notice that:-

These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Mather Jamie have no authority to make or enter into any such offer or contract. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Mather Jamie, for themselves or for the Vendors/Lessors. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and prospective Purchasers must satisfy themselves by whatever means necessary as to the correctness of any statements contained within these particulars.

The Vendors/Lessors do not make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property, nor do Mather Jamie or any person in their employment have any authority to make, give or imply any such representation or warranty.

This statement does not affect any potential liability under the Consumer Protection Regulations 2008. Particulars issued November 2025.

Sole Agent



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