

**\*\*NOW WITH FULL RESIDENTIAL PLANNING CONSENT\*\***



**Residential Development Site - 7 Plots and 3 Moorings**  
0.14 ha (0.35 acres)

**Development**

**For Sale**

**SITUATED IN THE HEART  
OF THE NORFOLK BROADS  
NATIONAL PARK**

**PRIVATE MOORINGS  
INCLUDED**

**OPEN UNRESTRICTED  
RESIDENTIAL PLANNING  
CONSENT**

**Daisy Harbour, The Rhond, Hoveton, Norfolk NR12 8UE**

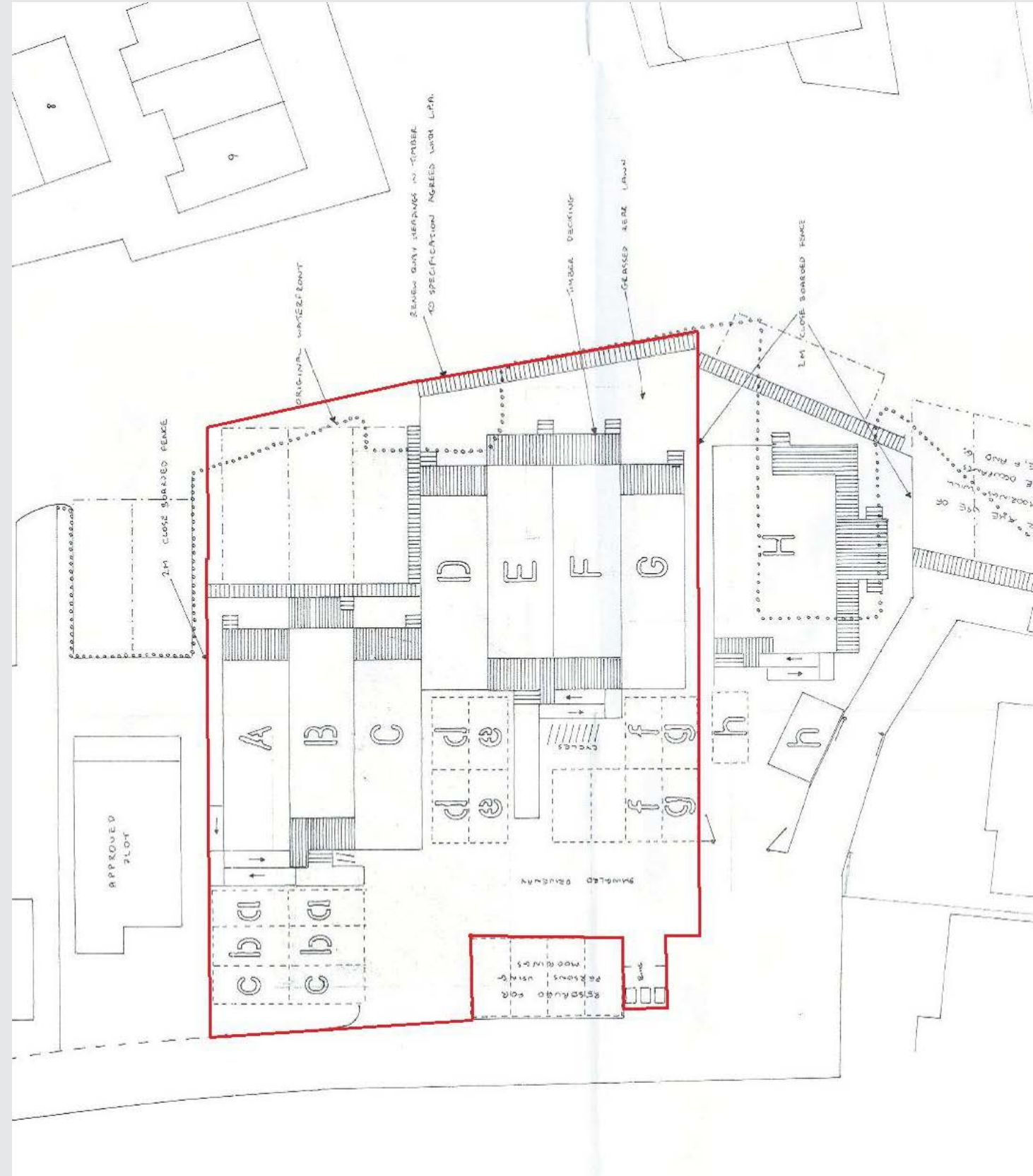
Daisy Harbour is situated in the heart of Hoveton, which together with the adjacent village of Wroxham is widely acknowledged as the tourist capital of The Norfolk Broads.

The villages are located approximately 12 miles north east of Norwich and 12 miles from the coast.

The subject property is situated in an ideal location, being a few minutes' walk from the retail core of the village, which is anchored by Roys, 'the world's largest village store', and adjacent and nearby to a number of boatyard and marina uses. The villages are well provided for by numerous restaurants and public houses.

**arnoldskeys.com | 01603 620551**

2 Prince of Wales Road, Norwich NR1 1LB



Note: Arnolds Keys for themselves and for the vendors or lessees of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.



Description

The subject property comprises a site of 0.35 acres (0.14 hectares) which borders to the west The Rhond, a private road leading to the village centre, and to the east, an offshoot of the River Bure.

There is provision for three private moorings behind Houses A, B and C.

Each property has two allocated car parking spaces.

Accommodation

The scheme has consent for the following dwellings:

Description	Sq M	Sq Ft
House A - two storey, 2-bed	92.4	995
House B – three storey, 3-bed	141.6	1,524
House C – two storey, 2-bed	92.4	995
House D – two storey, 2-bed	92.4	995
House E – three storey, 3-bed	138.5	1,491
House F – three storey, 3-bed	138.5	1,491
House G – two storey, 2-bed	92.4	995

Houses A, B and C are allocated a mooring and all properties have elevated decking overlooking the river.

Terms

Offers are invited in the region of £745,000 for the freehold interest.

Legal Costs

Each party to be responsible for their own legal costs in this transaction.

VAT

Our client reserves the right to charge VAT in line with current legislation, but it is not currently elected for VAT.

Planning

Planning consent exists, under a consent dated 21st October 2015 for the development to provide a terrace of seven houses overlooking the river.

This consent was arrived at by the following planning applications which are available on The Broads Authority website - <http://www.broads-authority.gov.uk/planning/application-search>

- BA/2005/1567/HISTAP - Demolition of workshop, office, store and bungalow and erection of one dwelling and seven holiday homes with revised and renovated moorings and parking incorporating garaging at Bristercraft, The Rhond, Hoveton.
- BA/2008/187/COND - Variation of Condition 3 of PP 2005/0614 to allow use of the previously approved holiday homes throughout the year.
- BA/2015/0256/COND - Variation of Condition 3 of PP 2008/087/187/COND to enable the use of holiday homes as second homes.
- BA/2017/0498/COND – Planning consent was granted in February 2018 to remove the restriction on second home ownership.

In summary, planning consent exists for individual linked dwellings, which may be occupied for 12 months of the year.

Further Information

Further information is available from our Data Room: <http://bit.ly/2AKIEAe>

Viewing

Strictly by appointment with the sole agent:

**Arnolds Keys 01603 620551**

**Guy Gowing**  
[guy.gowing@arnoldskeys.com](mailto:guy.gowing@arnoldskeys.com)

**Ian Cairns**  
[ian.cairns@arnoldskeys.com](mailto:ian.cairns@arnoldskeys.com)

Broadland Office 01603 782053

SUBJECT TO CONTRACT - GWBG/IC/jf/21106/120

