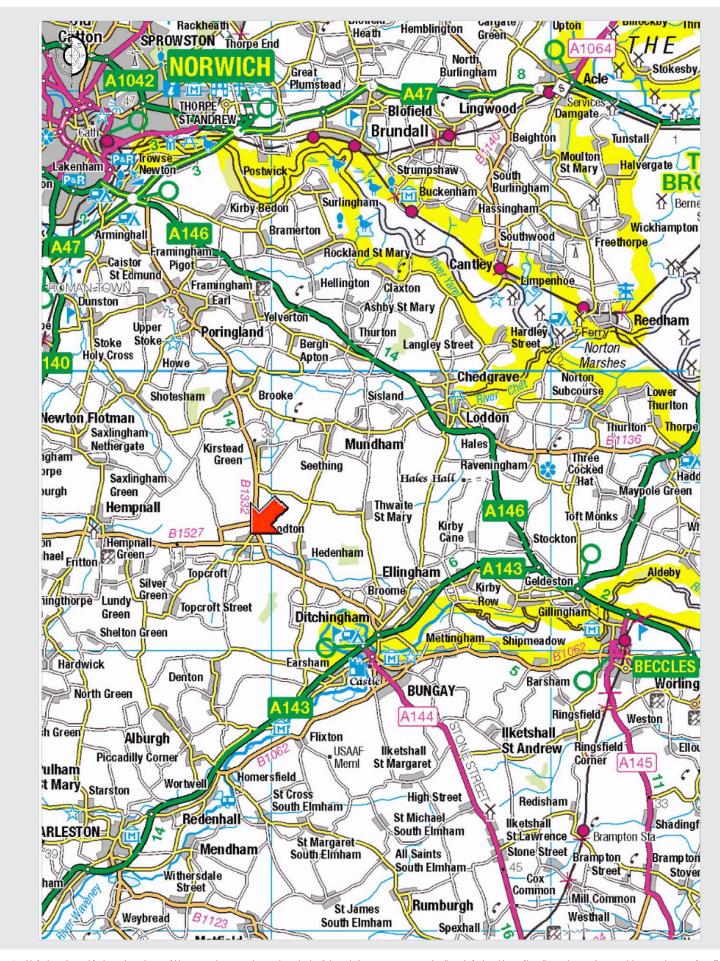
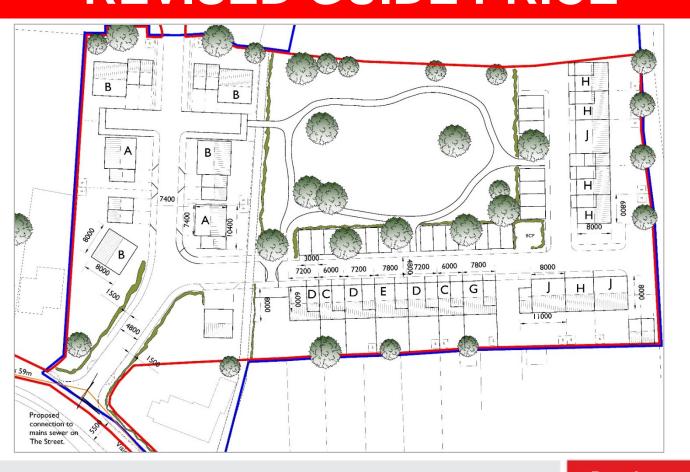
Arnolds Keys



Note: Amolds 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 Amolds has any authority to make or give any representation or warranty whatever in relation to this property.

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REVISED GUIDE PRICE



Residential Development Opportunity

2.37 Acres (0.96 Hectares)

Development

For Sale

OUTLINE NEW PLANNING CONSENT FOR 21 DWELLINGS

ATTRACTIVE SOUTH NORFOLK VILLAGE

14 OPEN MARKET UNITS AND 7 AFFORDABLE UNITS

HEART OF VILLAGE LOCATION

The Old Nurseries, The Street, Woodton, Bungay, NR35 2LZ

Woodton is an attractive rural village approximately 8.5 miles south of Norwich, accessed off the B1332 Norwich to Bungay Road. It is approximately 3 miles north of Bungay.







The Old Nurseries, The Street, Woodton, Bungay, NR35 2LZ

Description

Woodton has a settled resident population of 482 with a flourishing village shop, village hall, church, nursery school and primary school. Secondary schools are located in nearby Framingham Earl, Long Stratton, Loddon and Bungay. The village is also home to the Kings Head free house.

The development is predominantly rectangular in shape and extends to 0.96 hectares (2.37 acres) which has previously been utilised as a nursery and currently houses a number of glass houses and ancillary buildings.

Access to the site is via The Street, a short distance north of its junction with the Hemphall Road.

Planning

Outline planning consent has been obtained for the development of the site for 21 dwellings, with the attached drawing for indicative purposes. This includes an interesting mix of detached family housing and a terrace of smaller dwellings together with 7 affordable units. A Section 106 Agreement has been completed to allow for the provision of public play space.

The planning consent allows for the following dwellings.

Туре	Number	M ²	Sq Ft
2 bed detached	2	109.5	1,178
4 bed detached	4	128.0	1,377
Affordable units	7	-	-
3 bed terraced	5	108.8	1,171
4 bed terraced	3	128.0	1,377

Planning reference: 2016/0466 granted on 18 August 2017.

Council

South Norfolk Council South Norfolk House Cygnet Court Long Stratton Norwich NR15 2XE

Further information is available following the link below:

http://bit.ly/2xNLem0

Terms

Offers are invited for the freehold interest in the above site on an unconditional basis in the region of £850,000.

Legal Costs

Each party to bear their own costs in this transaction.

VAT

Our client reserves the right to charge VAT in line with current legislation.

Access

Rights of access will be retained over the site in a pre-agreed position leading to neighbouring land to the east of the subject property.

Within the planning application this includes consent for a double garage which will be retained by the vendors who live at St Georges House.

Viewing and further information

Strictly by appointment with the sole agent:

Arnolds Keys 01603 620551

Guy Gowing

guy.gowing@arnoldskeys.com

Mark Mayhew

mark.mayhew@arnoldskeys.com

SUBJECT TO CONTRACT GWBG/jf/11168/141

Arnolds Keys

