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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.

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2 Prince of Wales Road, Norwich NR1 1LB



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 Hempnall 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.

Type	Number	M <sup>2</sup>	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**

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**Mark Mayhew**  
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SUBJECT TO CONTRACT GWBG/jf/11168/141

