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Residential Development Site for Six Dwellings
0.07 Ha (0.18 Acres)

Development

For Sale

2 Friarscroft Lane, Wymondham, Norfolk NR18 0AT

PREVIOUS USE AS GARAGE

TOWN CENTRE LOCATION

INNOVATIVE DESIGN

EXPANDING POPULAR
MARKET TOWN IN A11
CORRIDOR

The property comprises a garage workshop and car sales site with parking for approximately 20 cars. Trading ceased at the site in November 2014. Planning permission was granted in June 2017 for the demolition of existing structures and the erection of six two-storey houses.



Description

Planning consent for the redevelopment of the site to provide a terrace of four dwellings and a pair of semi-detached dwellings. Current plans feature an interesting and innovative design with external timber cladding and internal courtyard with bi-fold doors.

On approaching the properties, these are entered through a main entrance door which leads to a small internal hall which opens into the lounge, across the courtyard into the kitchen. There is also a corridor link to the kitchen/dining area and a WC provided. The first floor will provide two spacious bedrooms and a separate bathroom.

External areas include 6 demarked car spaces to the front and access around. There is a communal area the southern end however which may be included within the sale of plot 6.

The site is located in Wymondham town centre, a short distance walk from Market Street and the Market Place. Wymondham's market place is extremely attractive and has a good blend retailers with an interesting mix of local traders and national multiples.

The subject property is situated on a quiet historic street in the town centre. The area is predominantly residential. The property is opposite the home of the British Legion which provides a community hall utilised for a variety of services and functions.

TOTAL SITE AREA = 0.07 Ha (0.18 acres)

Terms

The freehold interest in the property is available for sale at **£280,000 exclusive**.

Legal Costs

Each party to bear their own costs.

VAT

VAT is not currently payable. However, our client retains the right to charge VAT in line with current legislation.

Viewing and further information

Further information is available on the following link to the dataroom: <http://bit.ly/2zZUWFI>.

Strictly by appointment with the sole agent:

Arnolds Keys 01603 620551

Guy Gowing

guy.gowing@arnoldskeys.com

Jordan Marshall

Jordan.marshall@arnoldskeys.com

SUBJECT TO CONTRACT - GWBG/rhc/23351/120



First Floor

