

C1307



**Development Site, Nowhere Lane, Great Witchingham, NR9 5QT
£260,000 Freehold**

DEVELOPMENT SITE FOR SALE WITH PLANNING CONSENT FOR 8 HOLIDAY HOMES

OUTLINE CONSENT FOR 8 HOLIDAY HOMES 12 MONTH OCCUPANCY PERMITTED MATURE TREES ON SITE RURAL LOCATION OPPOSITE
TOURIST ATTRACTION SITE AREA APPROX. 0.18 hectares (0.44 ACRES) STMS

LOCATION

Nowhere Lane is a turning off the A 1067 Norwich/Fakenham Road (signposted for Norfolk Wildlife Centre) some 12 miles north of Norwich City Centre.

For Sale Freehold with benefit of Planning Consent GUIDE PRICE
GBP260,000

Viewing

By prior appointment with the Selling Agents:
Keys Commercial, 13 Upper King Street, Norwich, NR3 1RB.
Tel: 01603 629158 Fax 01603 723890
Email: norwich@gakey.co.uk

Ref: C1307/07 (07/07) (09/08)(03/09)

DESCRIPTION

A level site with mature hedgerows and trees the site offers an attractive environment for holiday homes.

The site includes a footpath and comprises about 0.18 hectares (0.44 acres) subject to measured survey.

The site is opposite the Norfolk Wildlife Centres Animal Ark which as well as being a well known tourist attraction has a café and other facilities.

PLANNING

Consent was granted in July 2007 for the erection of 8 holiday units (Ref No 3PL/2007/0743/0) details are available from the agent or from the planning authority. The consent limits operation solely as holiday accommodation and prohibits sale or lease as separate permanent dwelling units, but there is no restriction in the length of occupation. The units when complete could be used as a holiday home business or as second homes.

The consent provides for vehicle access from Nowhere Lane and a footpath access onto Nowhere Lane opposite the Wildlife Centre.

LOCAL AUTHORITY

Breckland District Council—(01362) 656870

SERVICES

Interested parties should make there own enquiries as to the services and drainage arrangements.

SALE

The site is indicated for identification purposes only on the layout plan, and is being offered for sale freehold with the benefit of the planning consent. The site boundary is partly defined by existing hedges and the boundary with the vendors retained land will be staked on site. The vendors will reserve rights over the access way and pedestrian footpath for the benefits of their retained land. The purchaser will be required to erect a post and rail boundary fence with 5-bar gate between the consented land and the retained land. The vendors will also reserve rights to connect into services (subject to capacity).

NOTE

The purchaser will be offered an option, on terms to be agreed, to acquire adjacent land between the site and Fakenham Road in order to extend the development (subject to necessary Statutory Consents).

Viewing of this property is strictly by appointment with Keys Norwich Commercial.

13 Upper King Street, Norwich Commercial, NR3 1RB. Tel: (01603) 629158. Fax: (01603) 723890. Email: norwich@gakey.co.uk

Important Notice

These Particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Photo



Map



