

Land off Oakfield Lane, Norwich Road, Besthorpe, NR17 2LA

*GUIDE PRICE: **£395,000** (plus fees)



Prime one acre development site with full planning permission for three detached houses

This exciting development opportunity comprises a greenfield site extending to around one acre (stms) with full planning permission for three detached houses. The scheme allows for three superior properties which will each have a generous plot size of around a third of an acre. The site, which has a mains electricity supply, is attractively situated in a semi-rural location.

Besthorpe is located around a mile east of Attleborough and around sixteen miles south-west of Norwich City centre, with good access to the A11.

Description:

The new houses will comprise:

Ground Floor: Entrance hall, study, lounge, dining room, utility, kitchen.

First Floor: Landing, four bedrooms (one en-suite), bathroom.

Outside: Garage and gardens.

Planning:

Full planning permission was granted by Breckland District Council on the 3rd July 2018 for the erection of three detached houses with garages, application number 3PL/2017/1527/F. Further details and plans can be found on the public access website of Breckland District Council, www.breckland.gov.uk/planning.

Note:

Please would all interested parties register their interest with the Auctioneers in order that they may be kept up to date with any developments.



SITE OUTLINED IN PINK



Tenure: Freehold

Local Authority: Breckland District Council. Tel: 01362 695333

Solicitors: Cozens-Hardy LLP, Castle Chambers, Opie Street, Norwich, NR1 3DP. Tel: 01603 625231.

Ref: Leanne Riches

Viewing: Any reasonable time during daylight hours. All persons viewing should be aware that they enter the site entirely at their own risk.

Additional Fees

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £840 (£700 + VAT), payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.