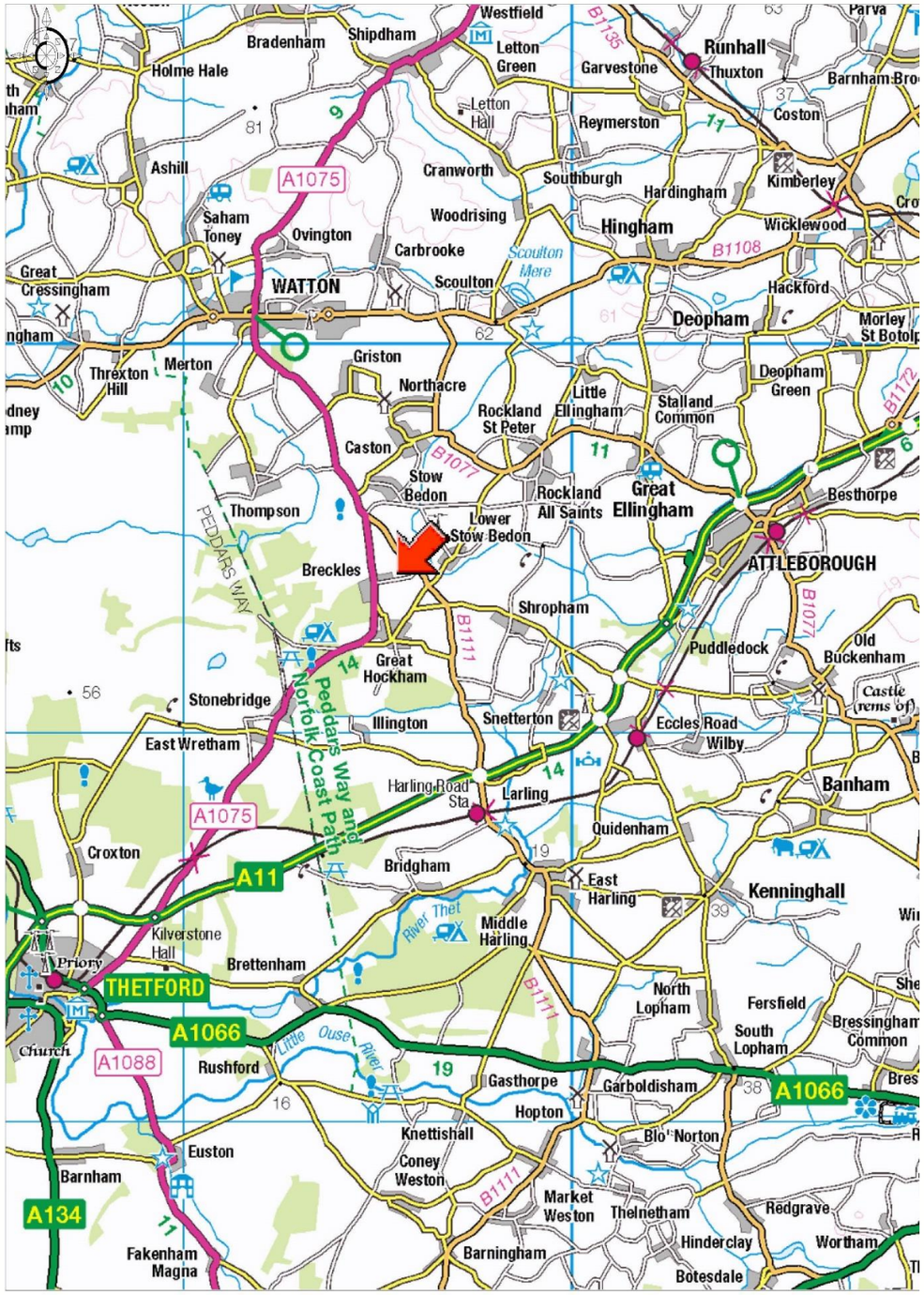

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Promap®

For identification purposes only

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

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Prime Development Site

0.34 Hectares (0.84Acres)

Development

For Sale

- ATTRACTIVE VILLAGE LOCATION
- ADJACENT PRIMARY SCHOOL
- PLANNING FOR 5 DWELLINGS
- GENEROUS PLOT SIZES
- FOR SALE BY PRIVATE TREATY

Land Adjacent Caston Primary School, The Street, Caston, Attleborough, Norfolk NR17 1DD

The site is situated in the heart of the village of Caston, a popular and attractive Wayland village situated approximately 18 miles south west of Norwich and 7 miles north west of Attleborough, with good access to the A11 tech corridor.

The subject property is situated in the heart of the village adjacent to the primary school and new developments have occurred opposite.
The site is generally level and ready for development shortly, subject to approval of all reserved matters.

RICS

arnoldskeys.com | 01603 620551
2 Prince of Wales Road, Norwich NR1 1LB

Land Adjacent Caston Primary School, The Street, Caston, Attleborough,

Description

The subject property is a well proportioned development site with access straight from the street. It is laid to grass and level.

Planning

Reserved Matters were approved on 28 September 2022 (3PL/2021/0223/D) The Original Consent (3PL/2017/1267/O) was for the development of 5 detached dwellings.

It also incorporates the development of a car park for use by the primary school on land to the front. The intention is that the primary school will take over the maintenance of the car park.

Accommodation

We understand the residential units will have approximate Gross Internal Areas (GIA) as follows:-

Description	M²	Sq Ft
Plot 1	92	990
Plot 2	92	990
Plot 3	140	1,485
Plot 4	140	1,485
Plot 5	94	1,001

Services

Although initial investigations were undertaken during the planning application process, prospective purchasers are advised to ensure the availability of adequate services at the site by contacting the relevant utility providers.

Terms

The freehold interest in the property is available for sale with offers in the region of **£460,000** exclusive.

Legal Costs

Each party to bear their own costs.

VAT

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

Local Authority

Breckland Council

Elizabeth House

Walpole Loke

Dereham

NR19 1EE

Tel: 01362 656870

Viewing and further information

Strictly by appointment with the Land & Development Department:

Harry Downing 01603 216825

harry.downing@arnoldskeys.com

Guy Gowing 01603 216804

Guy.gowing@arnoldskeys.com

SUBJECT TO CONTRACT - GWBG/jf/141/24824/1

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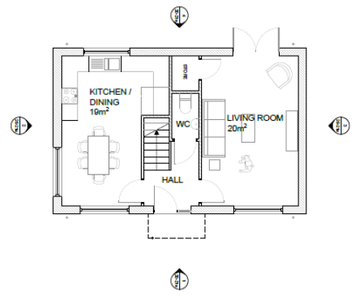
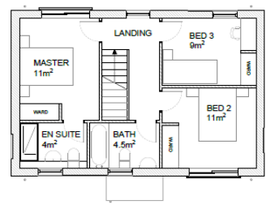
House type 2a - Plot: 1
3 Bed Detatched
Approx 92m², 990 sq ft

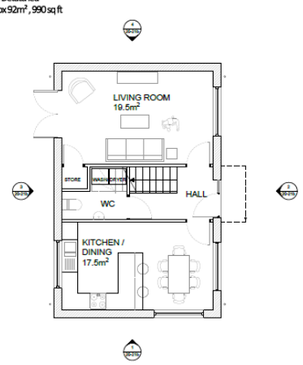


Ground Floor Plan

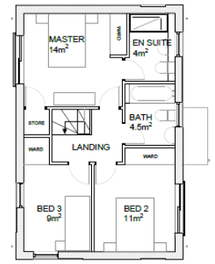


First Floor Plan

House type 2b - Plot: 2
3 Bed Detatched
Approx 92m², 990 sq ft

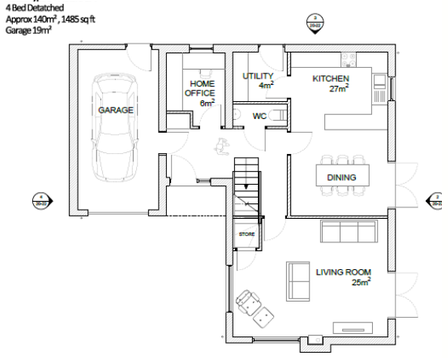


Ground Floor Plan

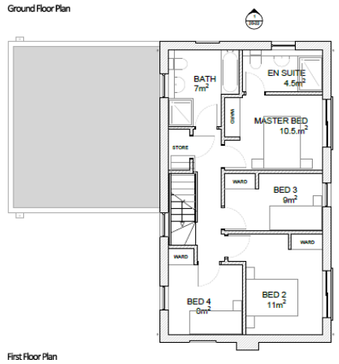


First Floor Plan

House type 3 - Plots: 3 & 4
4 Bed Detatched
Approx 140m², 1485 sq ft
Garage 19m²

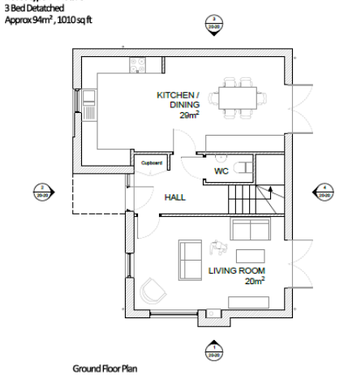


Ground Floor Plan

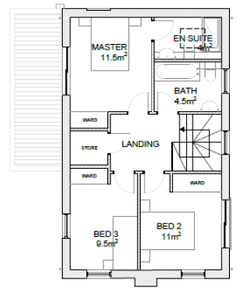


First Floor Plan

House type 1 - Plots: 5
3 Bed Detatched
Approx 94m², 1010 sq ft



Ground Floor Plan



First Floor Plan