

## Residential Development Land 0.34 Hectares (0.83 Acres)

Development

For Sale

APPROVED OUTLINE  
PLANNING PERMISSION  
FOR 6 BUNGALOWS

ATTRACTIVE VILLAGE  
LOCATION

GENEROUS PLOT SIZES

FREEHOLD

## Land East Of Hardingham Road Hingham, Norwich NR9 4LX

An excellent opportunity to acquire a development site with approved planning permission, set in an attractive edge of village location.

The site is situated off Hardingham Road, only a short walk from the centre of the centre of Hingham, a small market town located approximately 17 miles west of Norwich, and just 8 miles from the A11.

Hingham is a picturesque town with a rich history dating back to the 12th century. The town is known for its beautiful architecture, including the 14th-century St. Andrew's Church, the Market Place is one of the most notable landmarks dating back to the 13th century and is home to a weekly market.

Note: Arnolds Keys for themselves and for the vendors or lessors 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 lessee 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.

### Description

The property comprises a former industrial premises, most recently occupied by a bespoke furniture manufacturer, with the commercial buildings remaining on site. These are predominantly of steel frame construction, with a combination of profile steel pitched and flat roofs.

Heating is provided via a pellet-fed biomass boiler, supported by an oil-fired system.

To the rear, there is an additional steel-frame commercial unit, together with a substantial yard area surrounding the buildings.

Externally, the site benefits from extensive yard space.

There is a right of way from Hardingham Road providing access to the premises.

### Accommodation

We understand that

Site Area 0.34 Hectares (0.83 Acres)

### 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.

### Planning

Outline Planning Permission was granted for the demolition of the existing industrial site and for the erection of 6 bungalows on 30 July 2025.

Each of the six residential units will provide a Gross Internal Area (GIA) of approximately 110.13m<sup>2</sup> (1,185sqft), together with a semi-detached garage of 15.25m<sup>2</sup> (164sqft).

Planning Ref: 2023/2873

### Local Authority

South Norfolk District Council  
Horizon Business Centre  
Peachman Way  
Norwich  
NR7 0WF  
Tel: 01508 533701

### Terms

The freehold interest in the property is available for sale with offers invited.

### Legal Costs

Each party to bear their own costs.

### VAT

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

### Possession

Upon completion of the legal formalities.

### Viewing and further information

Strictly by appointment with the Land & Development Department:

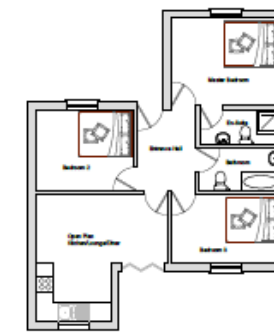
Harry Downing 01603 216825  
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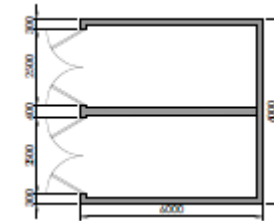
SUBJECT TO CONTRACT - GWBG/141/29457



Site Plan



Ground Floor Plan



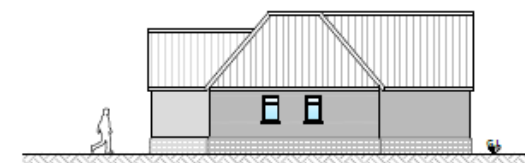
Garage Floor Plan



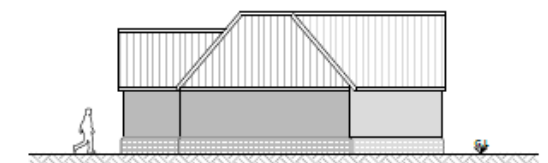
Rear Elevation



Front Elevation



Side Elevation (South)



Side Elevation (North)