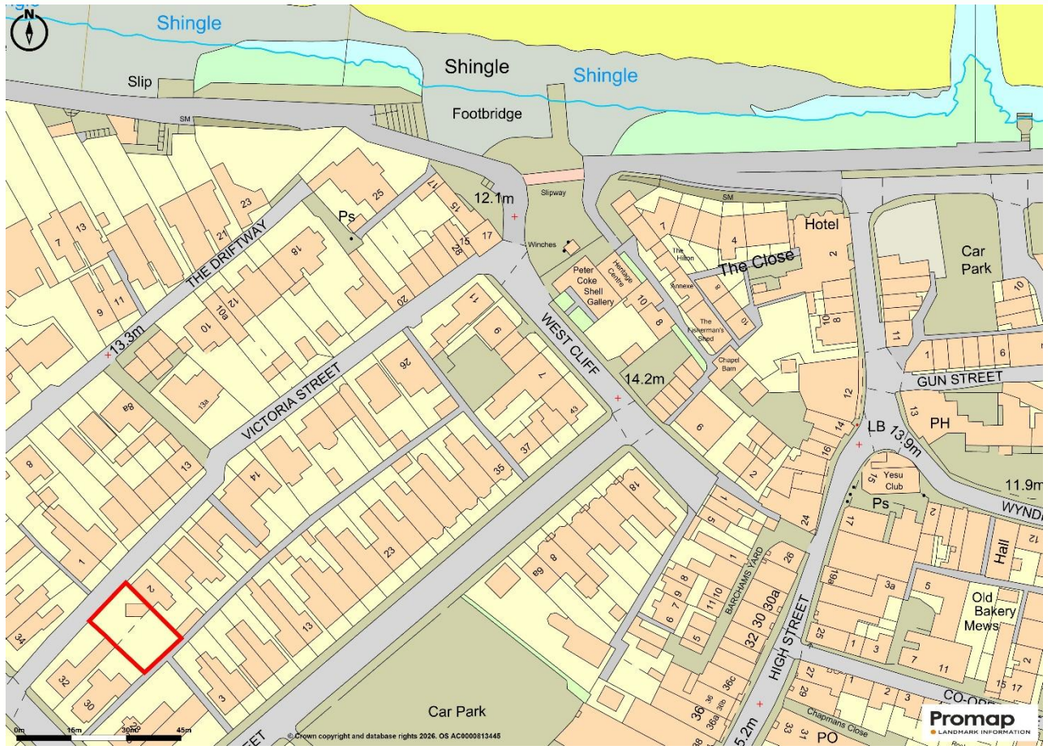
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Trusted Property Experts




Blakeney Point
Peddars Way and Norfolk Coast Path
England Coast Path
CROMER
SHERINGHAM
West Runton
Blakeney
Cley next the Sea
Weybourne
Morston
Salthouse
Kelling
Upper Sheringham
Beeston Regis
East Runton
Overstrand
Sidestrand
Trimingham
Mundesley
Cromer
Northrepps
Roughton
Gimingham
Upper Street
Lower Street
Southrepps
Gunton Station
Gunton Hall
Antingham
Bradfield
Swafield
Knapton
Edingthorpe
Bacton Green
Bacton
Keswick
Walcott
Ostend
Witton Bridge
Ridlington
Spa Common
Crostwight
Honing
East Ruston
Happisburgh Common
Lessingham
Ingham
Stalham
Dilham
Smallburgh
Sloley
Scottow
Scottow Ruston
Penningate
Barton Turf
Catfield
Irstead
How Hill
Neatishead
Ashmanhaugh
Great Hautbois
Ilsington
Coltishall
Hoveton
Wroxham
Horning
Woodbastwick
Crostwick
Horsford
Attlebridge
Thorpe Marriot
Felthorpe
Swannington
Alderford
Morton
Lenwade
Lyng
Elsing
Primrose Green
Woodgate
Hoe
Swanton Morley
Longham
Gressenhall
Billingford
Worthing
Old Beetley
Beetley
Bittering
Sparham
Whitwell Street
Bawdeswell
Foxley
Bintree
Brisley
North Elmham
Gateley
Horningtoft
Foulsham
Guist
Wood Dalling
Guestwick Green
Guestwick
Hindolveston
Wood Norton
Thurning
Sibbard
Little Ryburgh
Great Ryburgh
Kettlestone
Fulmodeston
FAKENHAM
Barney
Swanton Novers
Melton Constable
Briston
Edgefield Street
Edgefield
Plumstead
Little Barningham
Itteringham
Wolterton
Hall
Calthorpe
Erpingham
Suffield
Colby
Banningham
Inworth
Blickling
Aylsham
Oulton
Oulton Street
Heydon
Felmingham
Tuttington
Westwick
Skeyton
Burgh next Aylsham
Brampton
Swanton Abbot
Marsham
Lamas
Badersfield
Buxton
The Heath
Eastgate
Brandiston
Cawston
Booton
The Grove
Whitwell Street
Reepham
Saxthorpe
Corpusty
Saxlingham
Thurgarton
Hanworth
Alby Hill
Aldborough
Wickmere
Matlaske
Baconsthorpe
Hempstead
Bessingham
Sustead
Metton
Gresham
Bodham
West Beckham
East Beckham
Aymerton
Crossdale Street
Felbrigg
Runton
Holt
High Kelling
Salthouse
Newgate
Kelling
Langham
Wiveton
Glandford
Cockthorpe
Warham
Stiffkey
Binham
Field Dalling
Letheringsett
Sharrington
Thornage
Hunworth
Stody
Brinton
Gunthorpe
Hindringham
Thursford Green
Thursford
Great Snoring
Little Snoring
Barsham
Great Walsingham
Lower Green
Bale
Priory
Houghton St Giles
Briningham
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Buxton
The Heath
Eastgate
Brandiston
Cawston
Booton
The Grove
Whitwell Street
Reepham

Land at Victoria Street, Sheringham, NR26 8LB

Description

The site, formerly used as gardens, benefits from planning consent for the development of a pair of well-proportioned semi-detached homes.

The ground floor will comprises an entrance hall, downstairs WC and separate utility room, together with an open-plan kitchen and living area.

The first floor provides two bedrooms together with a shared bathroom.

The second floor comprises a spacious principal bedroom with a private ensuite bathroom and extensive fitted storage.

Externally, each property benefits from two dedicated off-street parking spaces to the front, together with a private rear garden.

Accommodation

We understand the residential units will have gross internal floor areas (GIA) as follows:-

Description	m²	Sq Ft
Dwelling 1	116.50	1,254
Dwelling 2	116.50	1,254
Total	**233.00**	**2,508**

Planning

Planning Reference: PF/25/2569

Approved planning permission for the erection of two dwellings.

For detailed enquiries, please contact North Norfolk District Council planning department.

North Norfolk District Council
Council Offices
Holt Road
Cromer
NR27 9EN
Tel: 01263 513811

Terms

The freehold interest in the property is available for sale at **£295,000 exclusive.**

Legal Costs

Each party to bear their own costs

VAT

The property is not currently opted to tax for VAT purposes.

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

Harry Downing
harry.downing@arnoldskeys.com
DDi: 01603 216806

Rafe Lochore
rafe.lochore@arnoldskeys.com
DDi: 01603 216825

SUBJECT TO CONTRACT - HRD/njr/120

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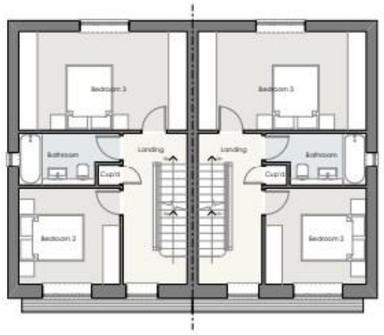




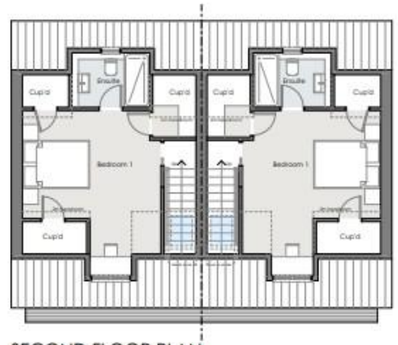




GROUND FLOOR PLAN
Scale 1:100



FIRST FLOOR PLAN
Scale 1:100



SECOND FLOOR PLAN
Scale 1:100