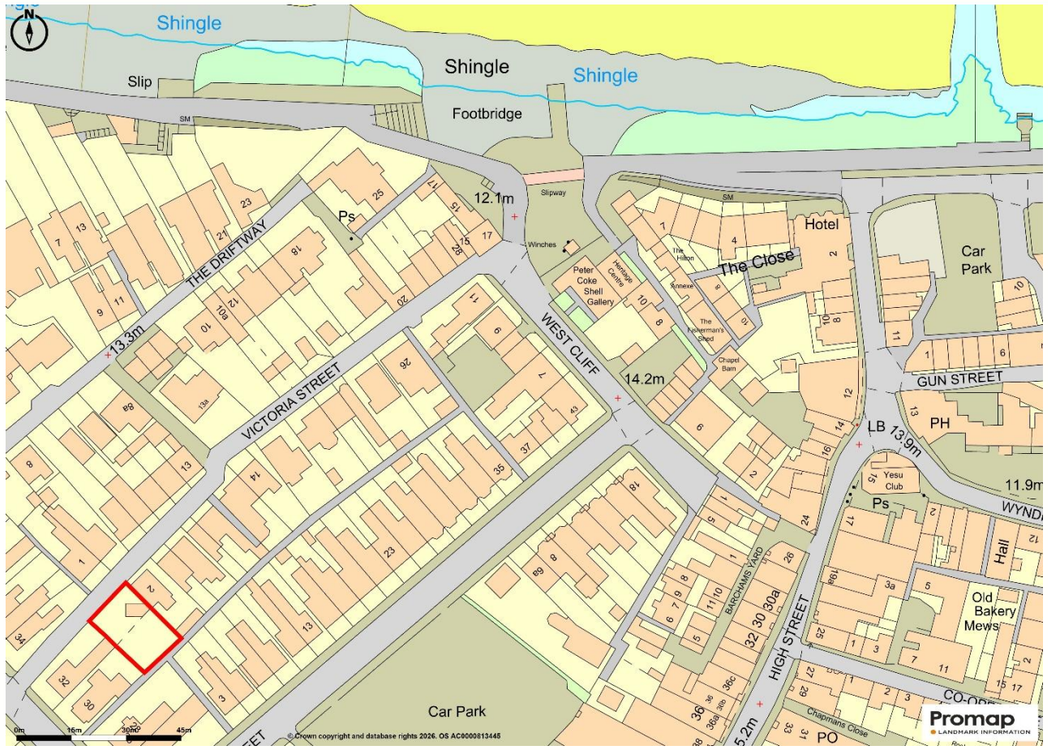
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Note: Arnolds Keys for themselves and for the vendors or lessees of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute 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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Coastal Development Opportunity with Parking

Consent for two dwellings Totalling 233m² (2,508 sqft)

Residential Development

For Sale

RARE DEVELOPMENT OPPORTUNITY WITH PLANNING PERMISSION FOR A PAIR OF SEMI-DETACHED DWELLINGS

GENEROUSLY SIZED PLOTS

OFF-STREET PARKING AND PRIVATE REAR GARDENS

HIGHLY CONVENIENT CENTRAL TOWN LOCATION

POPULAR NORTH NORFOLK COASTAL TOWN

APPROXIMATELY 150 METRES FROM BEACH ACCESS

Land at Victoria Street, Sheringham, NR26 8LB

An exciting opportunity to acquire two generously sized building plots in the highly sought-after and popular coastal town of Sheringham. Situated in a central location, the plots benefit from off-street parking and gardens, whilst being convenient for the beach.

Sheringham is a popular North Norfolk coastal town, situated approximately 4 miles west of Cromer and 23 miles north of Norwich. The site is located on the south side of Victoria Street, occupying a central position within Sheringham and within easy reach of the town centre, seafront, railway station and a range of local amenities.

RICS

arnoldskeys.com
25 King Street, Norwich, NR1 1PD
01603 620551

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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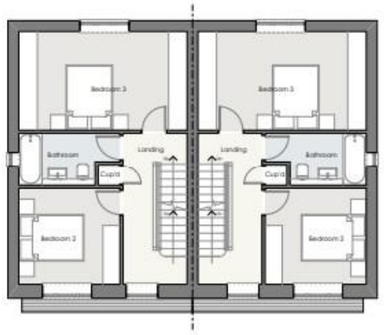








GROUND FLOOR PLAN
Scale 1:100



FIRST FLOOR PLAN
Scale 1:100



SECOND FLOOR PLAN
Scale 1:100