

## Town Centre Residential Development Site

0.01ha (0.02ac)

Land

For Sale

ATTRACTIVE LOCATION  
WITHIN POPULAR NORTH  
NORFOLK TOWN

APPROVED PLANNING FOR  
TWO ONE-BEDROOM  
DWELLINGS

FOR SALE BY PRIVATE  
TREATY

Rear Of, 7- 9 Market Street, North Walsham, Norfolk  
NR28 9BZ

An opportunity to acquire a building plot with approved planning permission to develop two semi-detached one-bedroom dwellings in North Norfolk.

North Walsham is approximately 9 miles from Cromer and 15 miles from Norwich. North Walsham train station provides regular direct access south to Norwich and north to Cromer.

The subject site is situated close to the town centre and the heavily pedestrianised Market Place which is dominated by local retailers with a number of national operators, including Santander, Costa Coffee and Boots.

# Rear Of, 7- 9 Market Street, North Walsham, Norfolk NR28 9BZ

## Description

The site is located to the rear of 7-9 Market Place, and understand it is connected to mains electricity, water, and drainage. Access to the property is via a shared narrow passageway from Market Street.

Planning permission was granted for the erection two semi-detached one-bedroom dwellings. Footings are in place and therefore planning deemed to be implemented.

## Accommodation

The site has been measured digitally using Promap software. We have relied upon measurements provided by the architect's drawings as submitted as part of the planning application.

We understand the proposed dwellings will have a Gross Internal Areas (GIA) as follows:-

Description	M <sup>2</sup>	Sq Ft
Dwelling 1	39.58	426
Dwelling 2	39.58	426
Total GIA	79.16	852
Site Area	0.01Ha	0.03ac

## Terms

The freehold interest in the property is available for sale at **£80,000 exclusive**.

## Planning

Planning Ref: PF/21/3394

North Norfolk District Council  
Council Offices  
Holt Road  
Cromer  
Norfolk  
NR27 9EN

Tel: 01263 513811

## Legal Costs

Each party to bear their own costs

## VAT

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

## Viewing and further information

Strictly by appointment with the sole agents:

**Arnolds Keys 01603 216825**

Harry Downing

[harry.downing@arnoldskeys.com](mailto:harry.downing@arnoldskeys.com)

DDi: 01603 216806

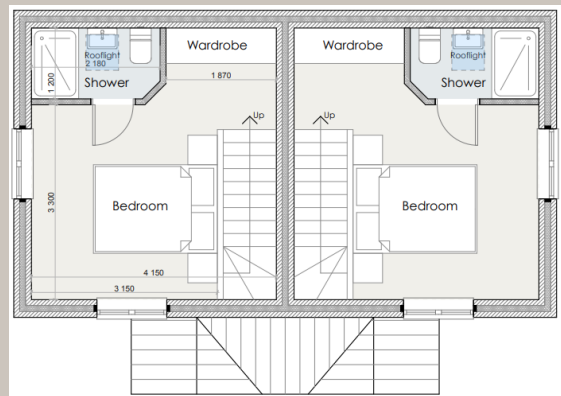
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**SUBJECT TO CONTRACT - HRD/njr/28271/121**

## First Floor Plan



## Ground Floor Plan

