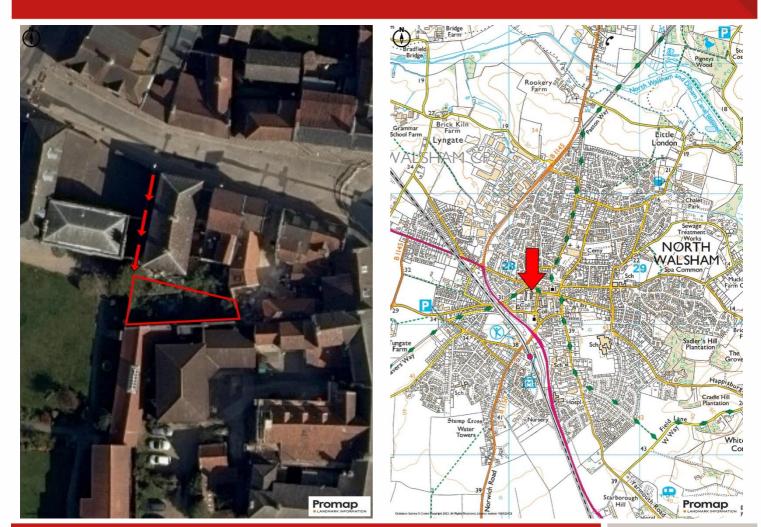
# Arnolds | Keys

Trusted Property Experts



# **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.





#### **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	M²	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.

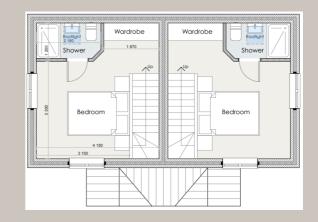
# Viewing and further information

Strictly by appointment with the sole agents: **Arnolds Keys 01603 216825** Harry Downing <u>harry.downing@arnoldskeys.com</u> DDi: 01603 216806

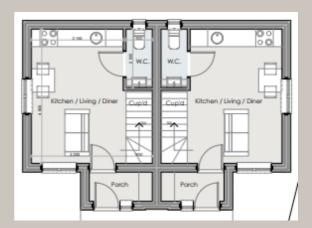
Guy Gowing Guy.gowing@arnoldskeys.com DDi: 01603 804

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

#### First Floor Plan



#### Ground Floor Plan



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