



01263 738444
arnoldskeys.com

Mattishall Road . Dereham . NR20 3BU
Guide Price £350,000

The site measures approximately 0.31 acres (STMS) and fronts on to the Matishall Road on the edge of the market town of Dereham. It has excellent access to the A47 Norwich to Kings Lynn road. The market town of Dereham provides excellent local shopping, schooling and amenities with excellent connections to the North Norfolk coast and the city of Norwich.

THE SITE

The site had planning permission granted on 15th November 2006, Reference No: 3PL/2006/0717/F, the consent is for three dwellings, a one and a half storey house and two detached bungalows. The current position with planning is that work on the site has commenced with the footings for Plot 3, which is the one and half storey house. Purchasers would need to seek advice from Planning Department at Breckland District Council for the further development of the site.

SERVICES

Mains water, electricity and drainage are available in the road.

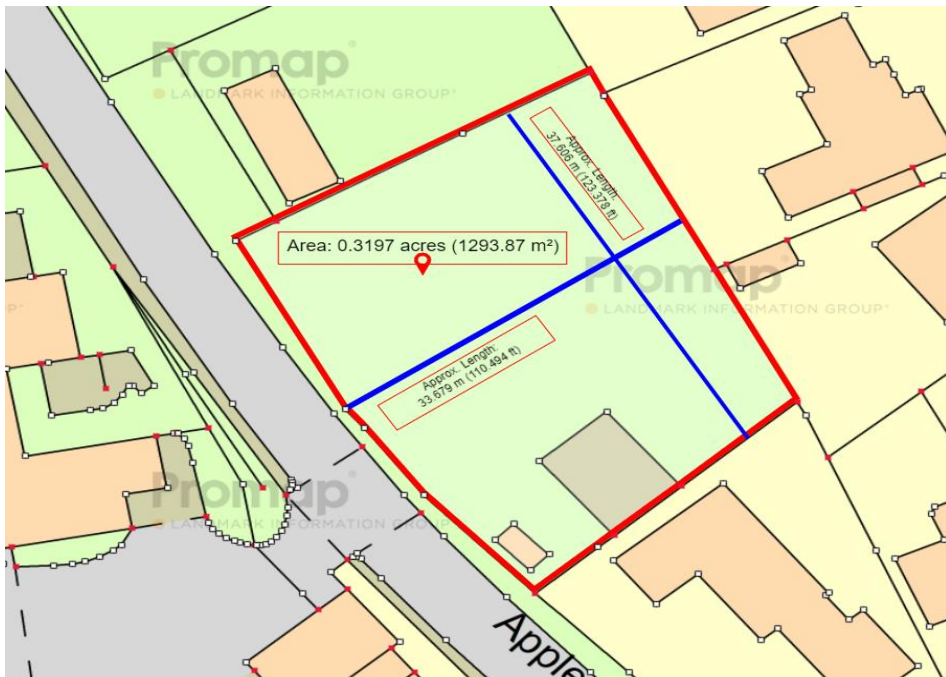
AGENTS NOTE

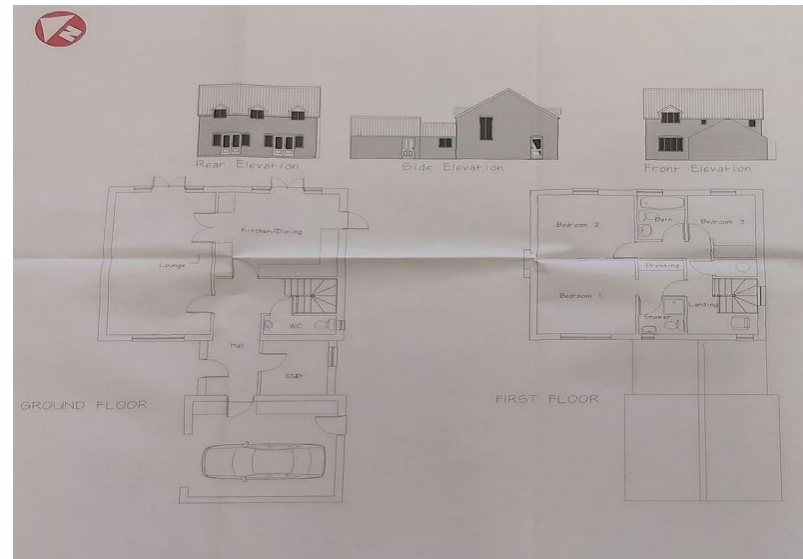
Purchasers will be responsible for any site clearance and any conditions or costings detailed within the original planning consent.

Measurements have been taken digitally and are for guidance purposes only.

Viewing is by arrangement with the agents office.







Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £125. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £200. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.



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