

SOWERBYS

Norfolk Property Specialists



Springhaven

Norwich Road, Roughton, Norwich, NR11 8SH

£525,000



Viewing by appointment with our
Holt Office 01263 710777 or holt@sowerbys.com



SPRINGHAVEN

Boasting a discreet and sought-after position the popular Norfolk Village of Roughton, this prime development opportunity benefits from extensive and impressive planning with full permission granted.

Springhaven is a delightful four bedroom chalet within a large plot bordered by mature trees and well stocked beds. The property itself has permission granted for a transformative extension, whilst the sizeable rear garden comes with extensive planning for a striking and highly desirable three bedroom chalet bungalow.

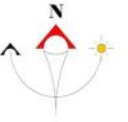
Additional information available on request. Planning ref: PF/20/1163



KEY FEATURES

- Excellent Development Opportunity
- Planning Permission Approved
- Land of Approximately 0.5 Acre (stms)
- Full Permission for New Build Opportunity
- Large Extension Approved for Existing Dwelling
- Further Details Available on Request





WT Design Ltd
Architectural Consultants



Unit 1
Burlingham Business Centre
North Burlingham
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Scale 1:500

Rev.	Date	Description	CHK	Appr.
P2	27/05/20	Minor amendment to fence	AC	WT
P1	14/05/20	First Issue	AC	WT

Project:
Springhaven,
Norwich Road,
Roughton

Drawing Title:
Proposed Site Plan

Client:

Scale:
1:500 @ A3

Date:
14/05/2020

Project Number:	Drawing Number:	Revision:
172-20	- 0100	P1

Information



Summerhaven Proposed Elevations and Plans



Front Elevation



Side Elevation



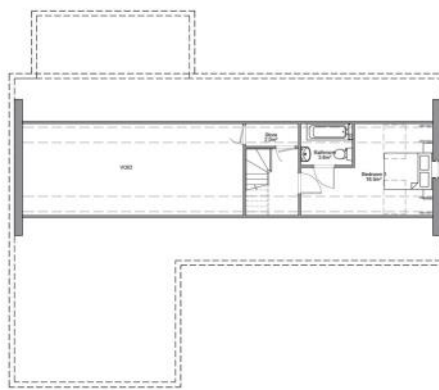
Rear Elevation



Side Elevation



Ground Floor Plan



First Floor Plan

All dimensions to be verified on site by Main Contractor before the start of any shop drawings or work whatsoever either on their own behalf or that of sub-contractors. Report any discrepancies to the Contract Administrator at once. This drawing is to be read with all relevant Architects and Engineer's drawings and other relevant information.
© WT Design Ltd Do Not Scale

Notes:

0m 2m 4m 6m 8m
Scale 1:100

Proj	27/05/20	Other amendments to internal layout	AC	WT	
Rev	1	24/06/20	First Issue	AC	WT
Rev	1	Date	Description	Chk	Apr

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Project:
**Springhaven,
Norwich Road,
Roughton**

Drawing Title:
**Proposed Summerhaven (Plot 2)
Plans and Elevations**

Client:

Scale: 1:100 @ A2 Date: 12/05/2020

Project Number	Drawing Number	Revision
172-20 - 6305		P2
Information		

Springhaven Proposed Elevations



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

0m 2m 4m 6m 8m
Scale 1:100

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PT	24/06/20	First Issue	AC	WT
Rev	Date	Description	Chk	Apr

Project:
**Springhaven,
Norwich Road,
Roughton**

Drawing Title:
**Springhaven (Plot 1)
Proposed Elevations**

Client:

Scale: 1:100 @ A3 Date: 24/06/2020

Project Number	Drawing Number	Revision
172-20 - 2100		P1
Information		

Springhaven Existing Plans



Front Elevation



Side Elevation



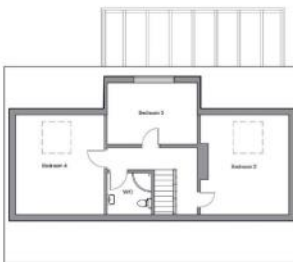
Rear Elevation



Side Elevation



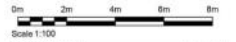
Ground Floor Plan



First Floor Plan

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Notes:



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Project
Springhaven,
Norwich Road,
Roughton

Drawing Title:
Existing Springhaven Plans and
Elevations

Client:

Scale:
1:100 @ A2 Date:
12/05/2020

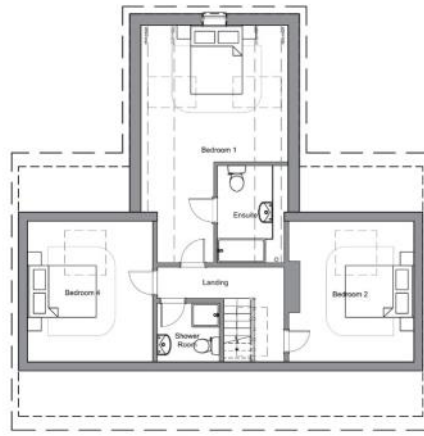
Project Number	Drawing Number	Revision
172-20 - 6300		P1

Information

Springhaven Proposed Plans



Ground Floor Plan



First Floor Plan



Scale 1:100

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Rev	Date	Description	Clk	Apr
P1	24/06/20	First Issue	AC	WT

Project:
Springhaven,
Norwich Road,
Roughton

Drawing Title:
Springhaven (Plot 1)
Proposed Floor Plans

Client:

Scale:
1:100 @ A3 Date:
24/06/2020

Project Number	Drawing Number	Revision
172-20 - 1200		P1

Information

LOCATION

Springhaven enjoys a highly discreet yet central location in the North Norfolk village of Roughton which has a primary school, shop, pub, chip shop, garage, filling station and farm shop. Good road links to the North Norfolk Coast (10 mins) Holt (20 mins) and Norwich (40 mins). Railway stations at Roughton Road (5 mins), Cromer (10 mins) and Gunton (15 mins). Norwich airport is 30 mins drive away or can be reached by bus.

There are three secondary schools within seven miles plus Gresham's School in Holt and Beeston Hall at West Runton. The National Trust property of Felbrigg Hall is just two miles away and there are a network of footpaths in the local area. Good shopping with a wide variety of supermarkets (including Waitrose) within a ten mile radius. Many good pubs and restaurants are within easy reach.

SERVICES CONNECTED

Mains water and electricity connected. Oil fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

Viewing by appointment with our Holt Office:
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