

SOWERBYS

Norfolk Property Specialists



Summerhaven

Norwich Road, Roughton, Norwich, Norfolk, NR11 8SH

£175,000



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



SUMNERHAVEN

Sowerbys are delighted to present Summerhaven, an opportunity for the lucky buyers to build their own dream home.

Enjoying a central yet highly discreet and private setting, nestled within the popular village of Roughton, this well positioned building plot comes with the added benefit of having planning permission already granted.

The proposed dwelling is a striking 1700 Sq. Ft. three bedroom chalet bungalow with an opulent kitchen/dining/living room, as well as further separate receptions.

Two en-suite bedrooms are complimented by a third double room and the integral garage is cleverly linked to the main accommodation via an all-important utility room. An elevated position ensures the plot gets plenty of sunlight and the proposed brick weave driveway will provide ample off-road parking.



KEY FEATURES

- Superb Building Plot
- Planning Permission Approved
- Rare Self Build Opportunity
- Full Permission for Striking Three Bedroom Home
- Planning Reference: PF/20/1163
- Sought After Location
- Private and Discreet Setting
- Easy Reach of Coast and City







Front Elevation



Side Elevation



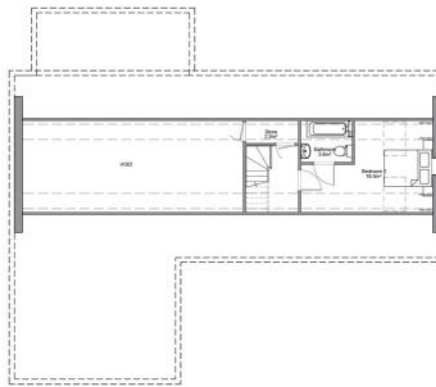
Rear Elevation



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	22/05/20	Other amendments to internal layout	AD	WT
Rev	1	12/05/20	Final issue	JAC
Rev	1	Date	Description	Chk
				Apr

WT Design Ltd
 Architectural Consultants

Unit 1
 Redgrave Business Centre
 North Snettisham
 Norfolk
 NR13 4TL
 T: 01263 38422
 w: info@wt-design.co.uk

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



Residential Development At Roughton, Norfolk



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

Figure 9 - Proposed Elevations (Summerhaven)

KEY & NOTES



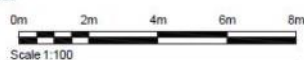
North

All dimensions to be verified on site by Main Contractor before the start of any work on site. Report discrepancies to the Contract Administrator. Do not scale from this drawing. This drawing is not to be used for construction.

Drawing Reference: 001B-F-009-0

Date of Drawing: 25/06/2020

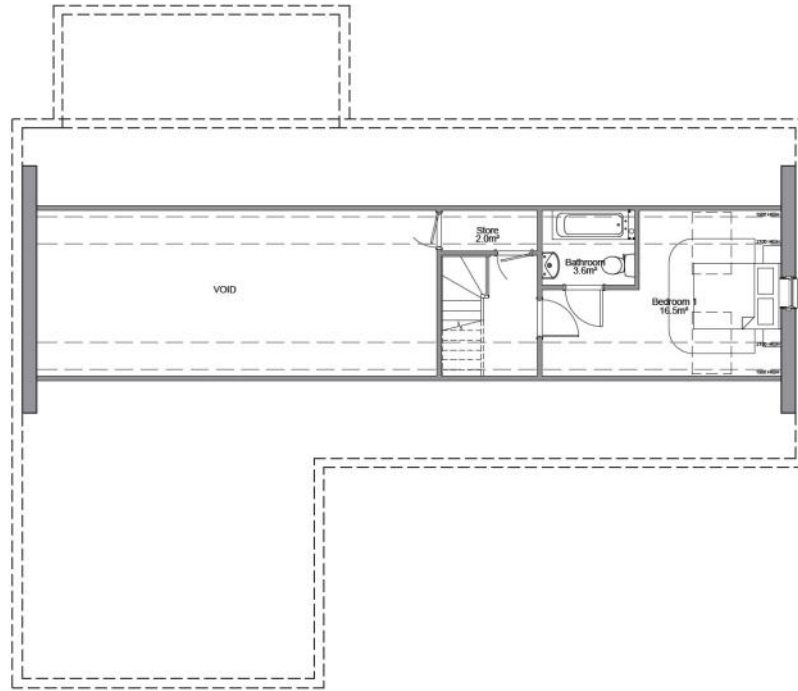
Scale 1:100 at A3



© Crown copyright. All rights reserved. 2020, Licence number 0100031673

PREPARED BY
 WTD
 FOR

CREETING
 & COAST



First Floor Plan



Ground Floor Plan

Figure 8 - Proposed Floor Plans (Summerhaven)

KEY & NOTES



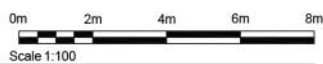
North

All dimensions to be verified on site by Main Contractor before the start of any work on site. Report discrepancies to the Contract Administrator. Do not scale from this drawing. This drawing is not to be used for construction.

Drawing Reference: 001B-F-008-0

Date of Drawing: 25/06/2020

Scale 1:100 at A3



© Crown copyright. All rights reserved. 2020, Licence number 0100031673

PREPARED BY



FOR



LOCATION

The plot 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.

ENERGY EFFICIENCY RATING

The property will have a SAP assessment carried out as part of building regulations when completed.

AGENT'S NOTE

Full permission has been granted.

Planning Reference: PF/20/1163

Viewing by appointment with our Holt Office:
1 Market Place, Holt, Norfolk, NR25 6BE
01263 710777 • holt@sowerbys.com



These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

Residential Sales • Lettings • Property Management • Land & New Homes

Burnham Market • Dereham • Fakenham • Holt • Hunstanton • King's Lynn • Norwich • Watton • Wells-next-the-Sea

Sowerbys Limited is a company registered in England and Wales, company no: 04151583. Registered office: The Granary, The Quay, Wells-next-the-Sea, Norfolk, NR23 1JT
Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office: 54 Westgate, Hunstanton, Norfolk, PE36 5EL