

## Coastal Village Residential Development Plot

Consent for one dwelling 199.20 m<sup>2</sup> (2,144 Sq Ft)

Residential

For Sale

OPPORTUNITY TO DEVELOP  
A LARGE FAMILY HOME

LOCATED ON THE NORTH  
NORFOLK COAST

APPROVED PLANNING  
PERMISSION FOR ONE  
DWELLING

## Lavender House, Coast Road, Bacton, Norwich, Norfolk NR12 0EU

An opportunity to acquire a building plot with approved planning permission to develop on the popular north Norfolk coast, situated within walking distance to Bacton Beach.

Bacton is a coastal village in North Norfolk, approximately 22 miles north of Norwich and 11 miles east of Cromer. The site is situated in the village of Bacton, a popular north Norfolk coastal village comprising approximately 0.07 Ha (0.18 acres) of development land accessed via the Coast Road.

# Lavender House, Coast Road, Bacton, Norwich, Norfolk NR12 0EU

## Description

A single building plot of 0.07 Ha (0.18 acres), with private access, with planning permission for the erection of a two-storey detached dwelling with an adjoining garage.

The site is connected to mains electricity, water and drainage however meters are yet to be connected.

Planning is deemed to have been implemented with minor works having been completed to a small proportion of the foundations.

## Accommodation

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

Description	M <sup>2</sup>	Sq Ft
Lavender House	177.00	1,905
Garage	22.20	239
<b>Total GIA</b>	<b>199.20</b>	<b>2,144</b>
Site Area	0.07 ha	0.18 ac

## Terms

The freehold interest in the property is available for sale at **£165,000** exclusive.

## Planning

Planning Ref: PF/21/1121

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 Development 01603 216825**

Harry Downing

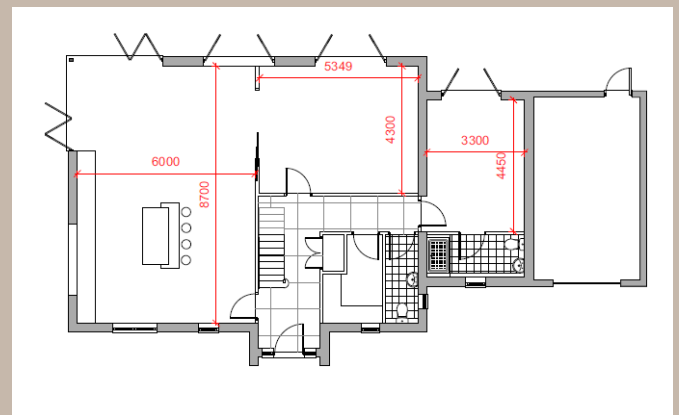
Tel: 01603 216806

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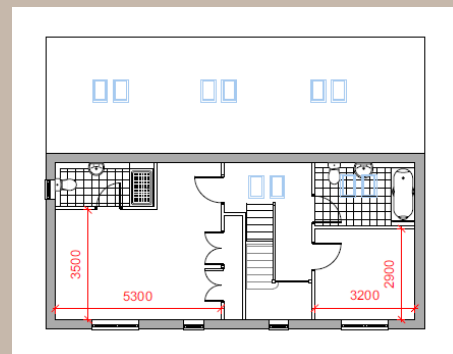
**SUBJECT TO CONTRACT**

HRD/27788

### Ground Floor



### First Floor



### Site Plan

