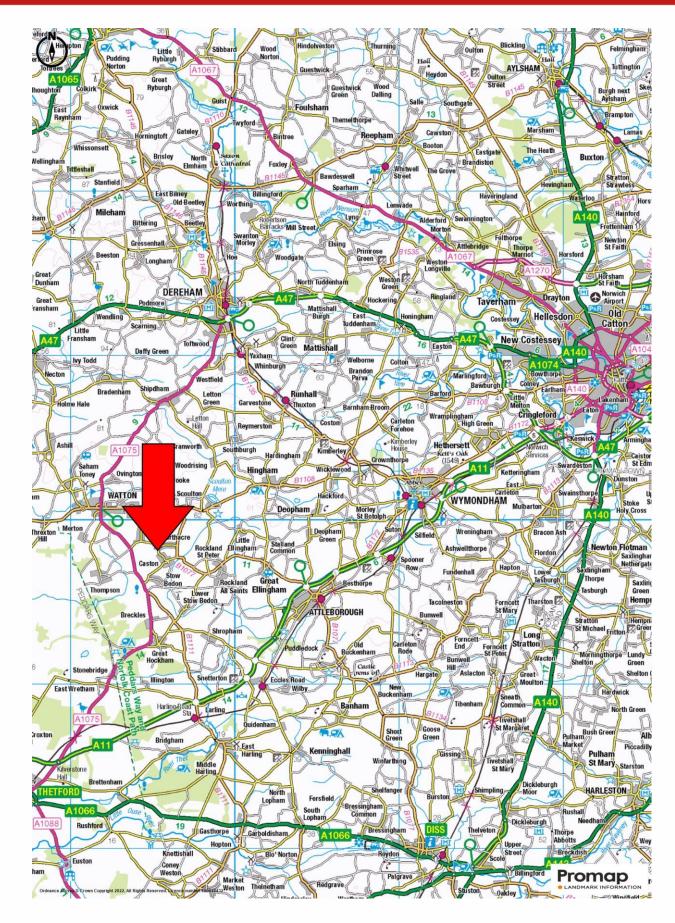
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Residential Development Site with Outline Planning Site Extends to approximately 0.35 Hectares (0.86Acres)

Development

For Sale

ATTRACTIVE VILLAGE LOCATION

GENEROUS PLOT SIZES

OUTLINE PLANNING FOR 3 DWELLINGS

FOR SALE BY PRIVATE TREATY

Land To The North Of School View , The Street, Caston NR17 1DD

Caston is an attractive rural Norfolk village, approximately 22 miles southwest of Norwich and 7 miles west of Attleborough, benefitting from a convenient location 6 miles from the A11. Caston is a desirable village with good access routes to both Norwich and Cambridge.

The Street is predominantly a residential road on the edge of the village and the property is situated on the eastern side of the road, and almost opposite the village primary school.



Land To The North Of School View, The Street, Caston NR17 1DD

Description

The property extends to approximately 0.35 Ha (0.86 acres) with frontage to The Street, although separated by a drainage ditch parallel to the road.

The site has no connected services although mains electricity, water and drainage are available in the road.

Planning

Outline Planning was successfully appealed in September 2021 for the erection of three two-storey dwellings with associated car parking, landscaping, and access.

Planning Ref Number: 3PL/2020/0262/O.

Accommodation

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

Description	m² (Ex.Garage)	Sqft
Plot 1 Plot 2 Plot 3	161.4 (137.50) 161.4 (137.50) 204.4 (182.00)	1737 (1480) 1737 (1480) 2200 (1959)

Terms

The freehold interest in the property is available for sale with offers in the region of £375,000 exclusive.

Legal Costs

Each party to bear their own costs.

VAT

Our client reserves the right to charge VAT in line with current legislation.

Local Authority

Breckland Council Elizabeth House Walpole Loke Dereham NR19 1EE

Tel: 01362 656870

Viewing and further information

Strictly by appointment with the joint sole agents:

Arnolds Keys 01603 216825

Harry Downing 01603 216825

harry.downing@arnoldskeys.com

Guy Gowing 01603 216804

Guy.gowing@arnoldskeys.com

David Clark & Company

Michael Stubbins

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07802 449152

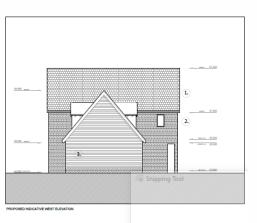
SUBJECT TO CONTRACT - HRD/lb/141/27313

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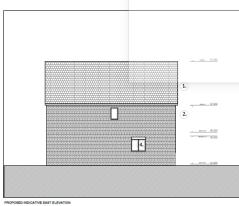
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PROPOSED INDICATIVE ELEVATIONS DWELLING 1 & 2









DWELLING 3



