



**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	m <sup>2</sup> (Ex.Garage)	Sqft
Plot 1	161.4 (137.50)	1737 (1480)
Plot 2	161.4 (137.50)	1737 (1480)
Plot 3	204.4 (182.00)	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

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**David Clark & Company**

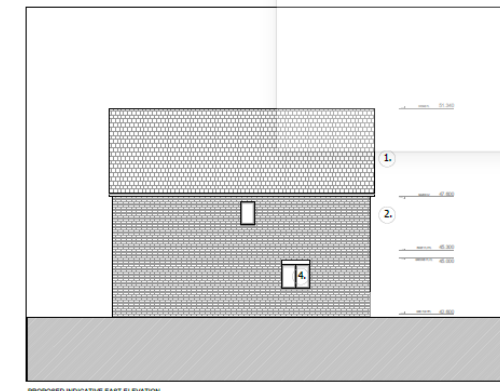
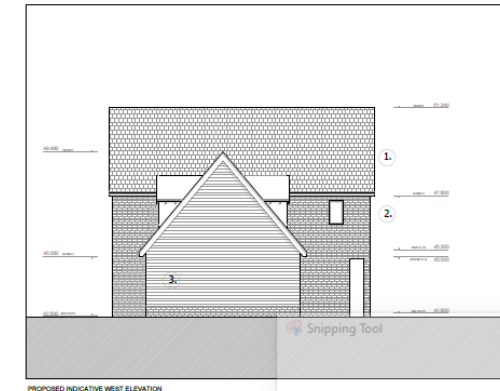
Michael Stubbins

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SUBJECT TO CONTRACT - HRD/lb/141/27313

**PROPOSED INDICATIVE ELEVATIONS  
DWELLING 1 & 2**



**DWELLING 3**

