

THE STREET

Poringland, Norwich NR14 7LA

Freehold | Energy Efficiency Rating : TBC

To arrange an accompanied viewing please pop in or call us on 01508 356456

FOR SALE PROPERTY



20:22

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STARKINGS & WATSON

- Level Building Plot
- Planning Permission Sought
- Scope for Two Properties
- Central Position
- Close to Amenities
- Approx. 1290 Sq. ft (stms) Each
- South West Facing Gardens
- Two Parking Spaces Per Property

IN SUMMARY

With PLANNING PERMISSION being finalised, this CENTRALLY POSITIONED BUILDING PLOT will offer an unrivalled opportunity to BUILT TWO BRAND NEW 1290 Sq. ft (stms) FAMILY HOMES with GARDENS and PARKING. Currently a LEVEL PLOT with FENCED BOUNDARIES, the position is close to LOCAL AMENITIES and fronts The Street. Not only will the finished property be APPEALING TO VIEW, but from a sales perspective, a STRONG DEMAND EXISTS for family homes in the area. The GARDENS will benefit from a SOUTH WESTERLY VIEW, with PARKING at the rear.

SETTING THE SCENE

The plot fronts The Street and is currently enclosed with timber fencing. Adjacent to a characterful row of village shops, The Street leads in and out of the village, and to the various other local schools and amenities.

THE GRAND TOUR

The site is level and ready for works to commence subject to the planning permission being granted shortly.

OUT & ABOUT

Situated within the highly sought after South Norwich village of Poringland. The village itself offers every amenity a family could need, including doctors, dentist, shops, schools and regular bus links to Norwich. Still a rural village, various walks and parks can be enjoyed, with various other villages and hamlets close by with further walks and public houses.

FIND US

Postcode : NR13 7LA

What3Words : ///seemingly.premiums.dubbing

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



To arrange an accompanied viewing please call our Poringland Office on **01508 356456**



Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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Existing Access
Visibility Splay
2.4m x 43m (30 mph)

Existing Access
Previous planning
app 2022-1429
Visibility Splay
2.4m x 43m (30 mph)

The Street

Plot 01
House
4B7P
120m²

Plot 02
House
4B7P
120m²

Existing
Shingle
Driveway

Paving
slab

Paving
slab

P01

P02

Existing fence in dashed
line to be moved 3.8m
back to fit parking space

New positioning of the
existing fence to fit
parking space

Area to
manoeuvre

128a

176

177

107

Existing
Asphalt
Private Drive

Existing front
garden no 128a

128

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