



# Residential Development Opportunity at Park Lane Farm

Park Lane, Deopham, Norfolk, NR18 9HL

**BROWN & CO**



Site Plan - For identification purposes only.



## Residential Development Opportunity at Park Lane Farm, Park Lane, Deopham, Norfolk, NR18 9HL

A truly unique opportunity to purchase this 11.7 acres (stms) residential development opportunity with planning permission for a circa 6,000 sq.ft. house in the heart of south Norfolk.

Guide Price £750,000



### DESCRIPTION

Park Lane Farm boasts wonderful views from one of the highest points in the beautiful south Norfolk countryside, providing a unique opportunity to create a stunning home and estate. Full planning has been granted by South Norfolk District council to build an imposing detached family home of approximately 6,000 square feet with a two storey 4 bay garage block.

Measuring approximately 11.7 acres (stms), the site was originally the home of Park Lane Farm, which was demolished within recent years. The current owners have landscaped the site, planting over 3,000 trees, including an established tree-lined row to border the future planned driveway which will lead to the site for the new house.

### PLANNING

Details of the planning permission can be found on South Norfolk District councils planning website under reference 2013/1200/F

### OVERAGE

This sale of the land is subject to a overage clause which states that should planning be granted for more than one unit, 20% of the uplift in value will be due, limited for a period of 15 years.

### LOCATION

Deopham benefits from being within striking distance to the thriving market town of Wymondham. The attractive town centre has some outstanding buildings including The Abbey, a good range of shops, public houses and cafes. Wymondham is supported by its own railway station with links to both Norwich and Cambridge via the A11 trunk road, the A47 Norwich southern bypass and Wymondham College is 2½ miles distant.

### SERVICES

We understand that services are available in the area but interested parties should make their own enquiries with the relevant agencies regarding connections.

### AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

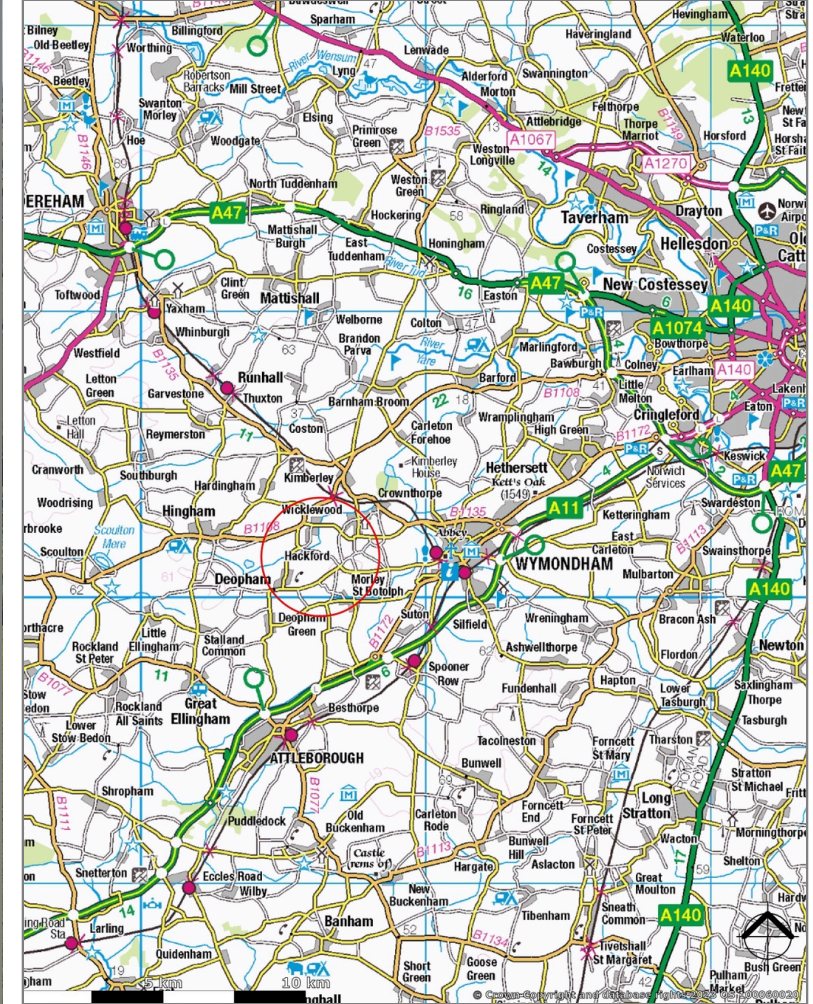
**VIEWING** Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



Artist's impression of currently approved dwelling



Location plan for identification purposes only



#### IMPORTANT NOTICES

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