



INTRODUCING

Land at The Yard

Sustead, Norfolk

SOWERBYS

Land & New Homes Specialists



INTRODUCING

Land at The Yard

The Street, Sustead, Norwich,
NR11 8RU



Rare North Norfolk Development Opportunity

Planning Permission for Two Semi-
Detached 3 Bedroom Cottages

Approximately 1240 sq. ft. Plus Garaging to Both Plots

Traditional 'Quintessential' North
Norfolk Building Designs

Countryside Location Only a Short
Drive to the North Norfolk Coast

Off Road Parking And Generous Private Gardens

Planning Reference: NNDC - PF/22/1745

Available to View With Sowerbys Holt Office



SOWERBYS HOLT OFFICE
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holt@sowerbys.com



“The Yard is set to be an attractive
development of just two semi-detached
cottages”

Situated in a private position within a countryside setting, The Yard is set to be an attractive development of just two semi-detached cottages. This is the quintessential north Norfolk dream, to be built with brick and flint in the pretty village of Sustead. Buyers can enjoy the incredible lifestyle on offer whilst doing so with added comfort of owning a new home in such an idyllic location.

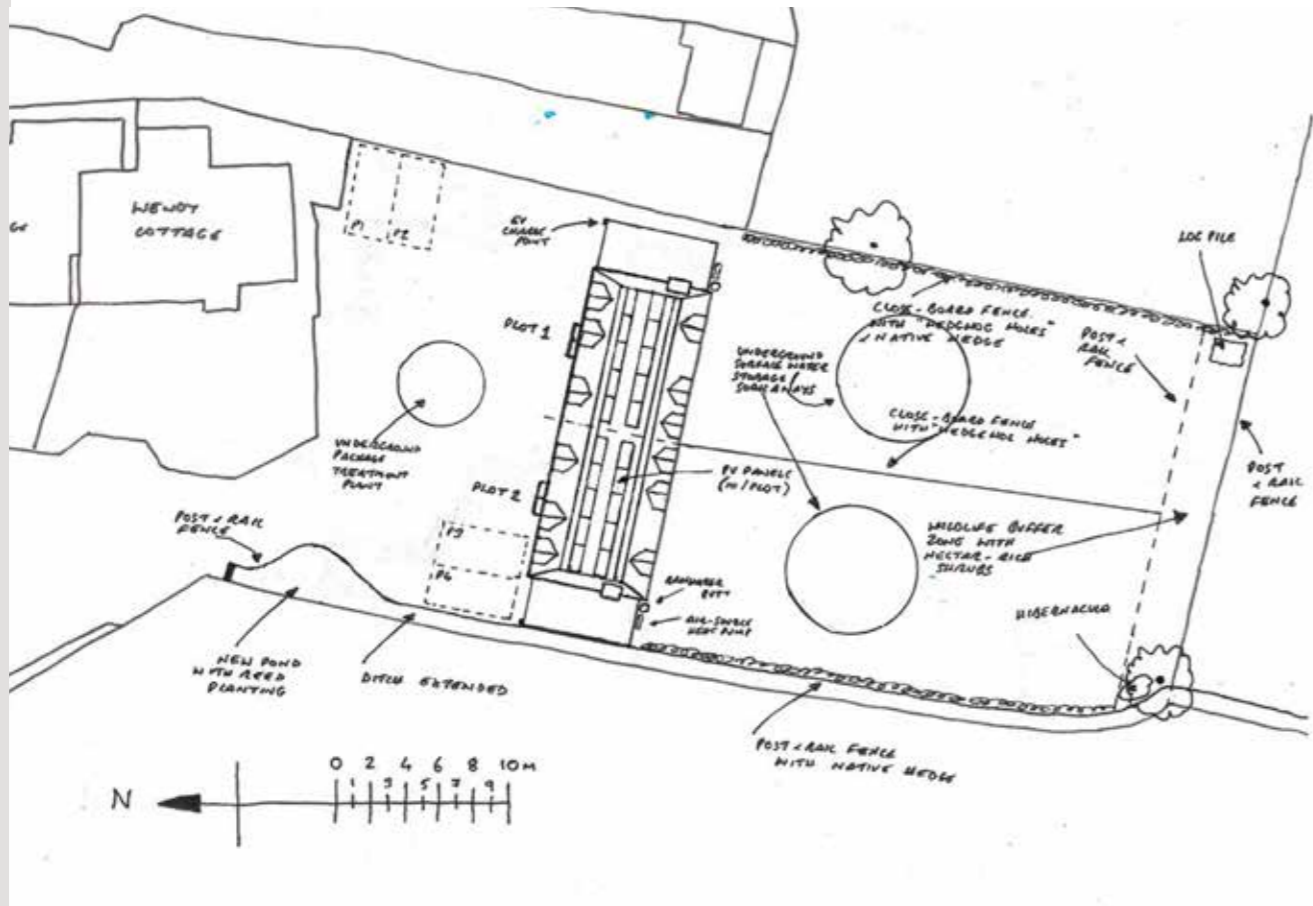
The planned properties will benefit from a large driveway offering ample parking, as well as garaging to both plots. The

private gardens offer a good-sized plot, arguably a rarer find with a new build property, and would appeal to those wishing to enjoy the many benefits of a newly built home, without being on an estate.

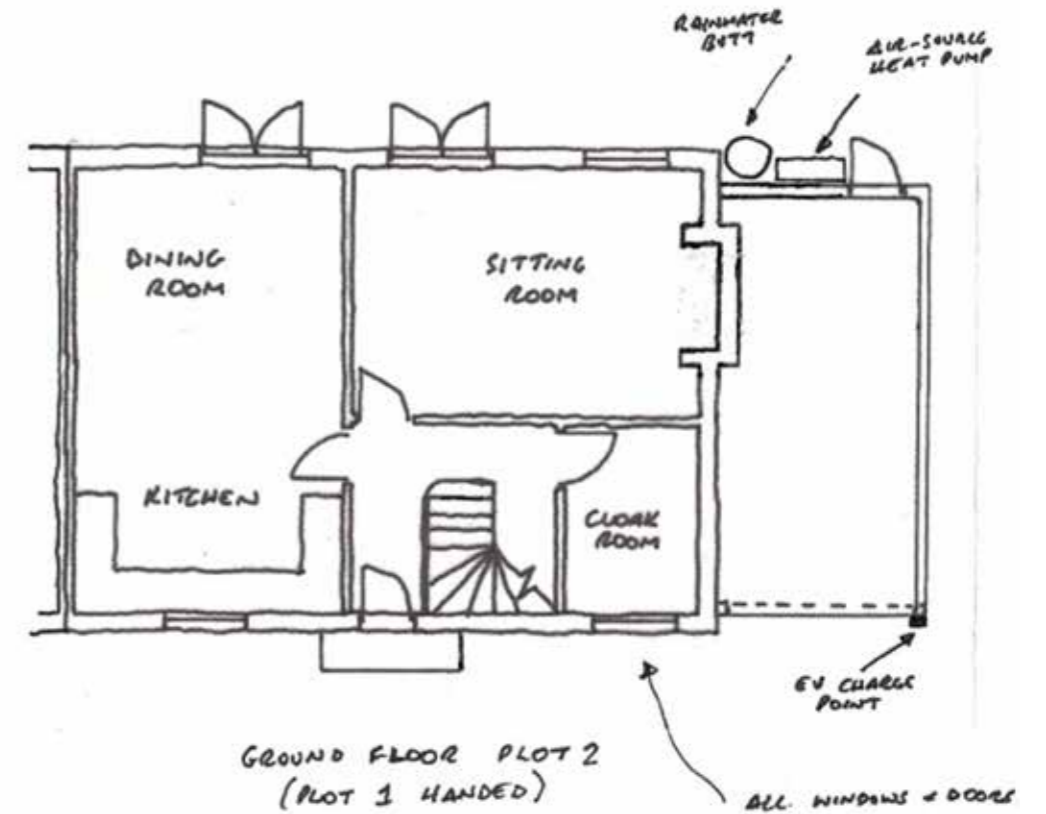
The Yard will become not just homes for their eventual buyers but the key to all north Norfolk has to offer, from days relaxing on the beach to countryside walks with dogs in tow.

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PROPOSED SITE LAYOUT

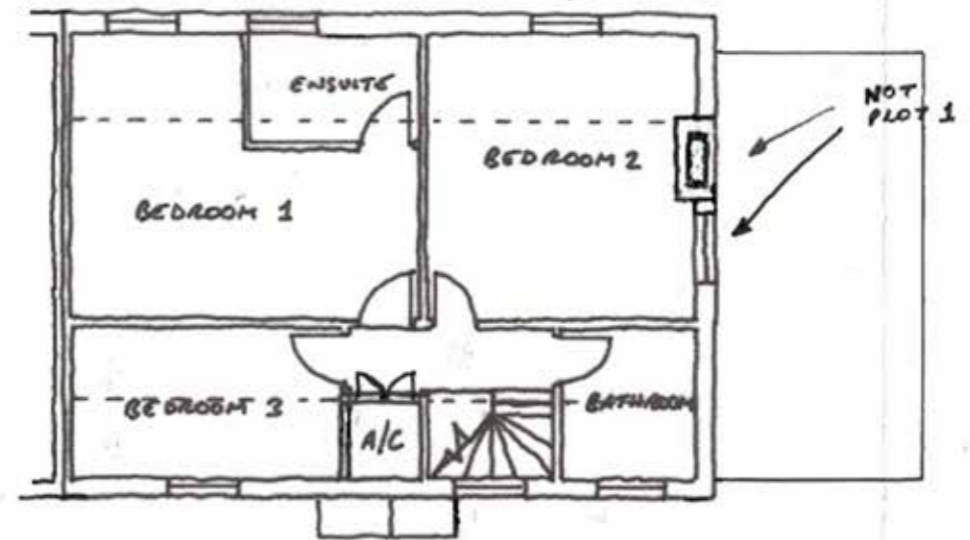


PROPOSED FLOORPLANS - PLOT 2 (PLOT 1 HANDED)



GROUND FLOOR PLOT 2 (PLOT 1 HANDED)

ALL WINDOWS & DOORS TRIPLE-GLAZED



FIRST FLOOR PLOT 2 (PLOT 1 HANDED)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



ALL THE REASONS

Sustead

IN NORFOLK
IS THE PLACE TO CALL HOME



Steeped in history and featuring an eclectic mix of period cottages, barns and farmhouses, Sustead is a small village in north Norfolk, close to the coastal towns of Sheringham and Cromer, and 18 miles north of Norwich, with its rail connection to London and the rest of the country.

Sustead church, St Peter and St Paul is a pretty building that stands to the west of the village with a lovely round tower. The famous architect and landscape designer, Humphry Repton (1752-1818), lived much of his life in Sustead, and with one of his most notable projects being Sheringham Hall and Park.

Countryside walks are in abundance locally, whilst Felbrigg Hall and Estate, a National Trust treasure, is just two miles away.

With an elegant pier, Pavilion Theatre and grand Victorian villas, many with panoramic views over the pebble and sand beach, it's easy

to see why Cromer, which is just five miles away, has perennial appeal to many.

Spend a morning exploring the pretty boutiques and follow the lanes towards the seafront to pick up a Cromer crab – widely regarded as one of the best found in English waters, the eight-legged crustacean still provides a major source of income for the town's fishermen and simply served with bread makes an unbeatable lunch or supper!

Or push the boat out with fish and chips from No 1 Cromer, Galton Blackiston's award winning Cromer eatery perched on the clifftop. Treat yourself to a relaxing lunch at the Upstairs Restaurant where stunning sea views meet tasty seafood, or join the queue downstairs and enjoy your takeaway sitting on the wall as the seagulls soar above you for a fully immersive 'beside the seaside' experience. Follow the slope down from the clifftop to the beach and walk the shoreline or practise your hand at an afternoon skimming stones out to the horizon line.



AGENT'S NOTES

The site is a former scaffold yard, with a range of derelict buildings in situ.

The site is burdened by the following:

- 1 Right of way for pedestrians and vehicles to access the adjoining properties Wheelwrights & Wendy Cottage with an obligation to contribute to the maintenance costs after development works are complete. A copy of the Deed with Wendy Cottage is available on request. A suitable Deed with Wheelwrights will be completed contemporaneously with the sale of the site.
- 2 Right for Wendy Cottage to drain into a septic tank on the site – as per the planning documents this unit is to be upgraded and Wendy Cottage is to contribute to the ongoing maintenance costs. A copy of the Deed with Wendy Cottage is also available on request.

There are no topographical or geo-environmental surveys.

There is an electricity supply on site. There is also a water supply but this is taken from the nearby property Wheelwrights. The purchaser will be allowed to utilise this supply for construction purposes provided they meet all the usage costs. Prior to occupation the purchaser will cap off the supply to the site in a position to be agreed.

A covenant will be imposed as part of the sale providing an obligation on the purchaser to complete the development within 12 months.

Please refer to S106 agreement for Package Treatment Plant information.

The property will continue to be insured for public liability only until completion.

Our client will be charging VAT on the sale of the site.

The site is to be sold as seen.

Please see full list of material available on request:

1. Draft sale plan
2. Copy planning consent Decision Notice
3. Copy S106 Agreement
4. Copy documents referred to in Decision Notice:
 - a. Drawings 019/401, 403, 404A, 405 & 406
 - b. Tree Survey & Tree Protection Plan – 019/203
 - c. Design & Access Statement – July 2022
 - d. Ecological Appraisal Update – 7/6/2022
 - e. Planning Statement – July 2022
 - f. Tree Survey & AIA - May 2018
 - g. Nutrient Neutral Assessment & Mitigation Strategy Rev B – 23/1/2023
 - h. Septic Tank Statement of Confirmation – January 2023
 - i. Preliminary Ecological Appraisal - 29/6/2018
 - j. RAMS Agreement 1.8.2022 - £371.86 was paid at the time of this agreement.

Also included Sowerbys sourced Title Plans (OC1-Title-Plan-NK469446 & 2024-01-09_title_plan_NK169276_GOV.UK)

We would advise conducting your own due diligence prior to making an offer.

Please note, the CGI is an artist impression, refer to planning approved drawings for detail.

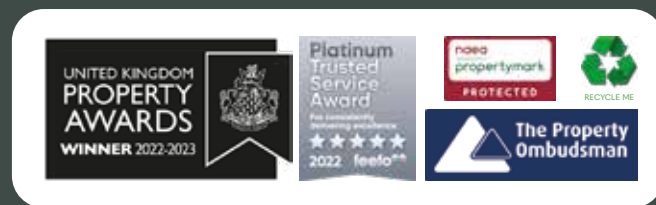
Indicative red line title boundary shown, please reference title documents for detail.

LOCATION

What3words: ///ending.suave.lifts

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



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