Land adjacent to Windfalls, Toad Lane, Great Plumstead, NR13 5EH
Building plot with planning permission for a four bedroom detached house in a spacious plot with shared access onto Toad Lane.

FOR SALE BY INFORMAL TENDER

Guide Price £150,000

Closing date for offers: 12 noon on Friday 29th May 2015

DESCRIPTION
Full planning permission (ref. 20150136) has been granted for the erection of a four bedroom detached house on a spacious plot in a rural position on the edge of Norwich.

There is a shared access with the adjoining property and the opportunity is a good one.

SERVICES
We understand mains water and electricity are available.

COMMUNITY INFRASTRUCTURE LEVY (CIL)
The development approved is liable for Community Infrastructure Levy (CIL). The amount of £14,882 will become payable to Broadland District Council on commencement of the development. An exemption will apply to anybody who is building their own home or has commissioned a home from a contractor, house builder or sub-contractor. Individuals claiming the exemption must own the property and occupy it as their principal residence for a minimum of three years after the work is completed. Purchasers should make their own enquiries with the Local Planning Authority regarding eligibility for exemption.

LOCATION
Great Plumstead is situated to the east of Norwich and there are local shopping and transport facilities in the village, which is within walking or cycling distance. Otherwise, there are excellent facilities in Thorpe End and the city of Norwich is about 3 miles away. Access to the Norwich southern bypass via the A47 trunk road is good and there is easy access to the Norfolk Broadland Network as well.

DIRECTIONS
Proceed out of Norwich on the Plumstead Road and proceed through Thorpe End. Go over the railway line and then turn right at the crossroads into Broad Lane. Continue along this road for about 500 yards and turn right at the crossroads into Toad Lane. The plot will then be seen on the left hand side.

INFORMAL TENDER
The property will be sold by informal tender and all best and final unconditional offers should be submitted in writing to Brown & Co, The Atrium, St George’s Street, Norwich, NR3 1AB by 12 noon on Friday 29th May 2015. Please mark your envelope for the attention of Mr P Hornor.

Please note that all letters should incorporate the following guidelines:

1. Best and final offer, subject to contract. It should be noted that you will not be given any further opportunity to increase your offer, except in the unlikely event of there being a tie.
2. No escalating bids will be considered and no offers should be made which are calculable by reference to another.

3. Any offer accepted, subject to contract, will be on the understanding that contracts will be exchanged within 28 days of receipt of the draft contract documentation by the purchaser’s solicitors.
4. Please state if your offer is A) outright cash, B) a loan or finance is required, C) dependent on the sale of a property, and D) the likely date of completion.
5. Please provide the name and address of your solicitor with the appropriate telephone numbers and also provide your own daytime telephone number.
6. Your offer envelope should be clearly marked as follows: “OFFER FOR LAND AT TOAD LANE, GREAT PLUMSTEAD”
7. Please make your offer for an odd amount to avoid the possibility of any duplication of offers.
8. Bidders submitting their offer by post/fax are strongly recommended to confirm with us that their offer is in the post or has been faxed and that it has been received by us by 12 noon on Friday 29th May 2015 at the latest. If you are posting your offer, you may like to put your name and address on the back of the envelope so that you can ascertain by telephone that your offer has reached us.
9. The Vendors reserve the right not to be bound to accept the highest or indeed any offer.

Viewing Strictly by Prior Appointment through the Selling Agents’ Norwich Office. Tel: 01603 629871
These Particulars were prepared in April 2015. Ref: NRS5686
IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that:

1. These particulars are intended to give a fair and accurate general outline only for the guidance of Intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract.

2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only.

3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase.

4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property.

5. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated.

6. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased.