

House Type 3A
3 Bed / 4 Person
Area: 84.0m² (904 sqft)

Materials Schedule

- WALL BRICK:** Pale Red/Orangey Brick and Cream Buff Brick
- RENDER:** Pale Pastel Pink and Yellow
- ROOF:** Concrete Slate & Plain Roof tile Grey and Terracotta
- RAIN WATER GOODS:** Black uPVC
- WINDOW FRAME:** White uPVC
- DOOR:** TBC
- FEATURE CHIMNEY:** Pale Red/Orangey Brick and Cream Buff Brick

Note:
- REFER TO MATERIALS PLAN FOR INTENDED MATERIALS AS PER PLOT.



**Residential development land,
Planning consent for 4 No. plots**

South of Rowden Way, Roydon, IP22 5BD

Guide Price: £350,000





LOCATION

The property is located on the Western side of Diss adjoining the established residential periphery of the town. The centre at the Mere is about 850m, the main line train station to London Liverpool Street is 2000m and the city of Norwich the principle commercial and shopping area for the County is 25 miles to the North.



DESCRIPTION

The subject land formed part of title no. NK382792 with the whole now under residential purposes. The adjoining land is being developed for affordable housing and the subject plots market housing and comprising 4 No. semi detached units with gardens and parking spaces. The site has a frontage to the adjoining adopted Denmark Lane and faces the established bungalows opposite.



PLANNING

The property benefits from detailed planning consent Ref: 2022/1975 dated 21st December 2023 with South Norfolk Council for the erection of 4 No. semi detached houses at 904 sq ft each. Please request the planning pack of information from the agent.



SCHEDULE OF ACCOMMODATION

	No.
Market Houses	4
Affordable Housing	0
Total Units	4



SERVICES

We understand that the sellers will provide the following services to the edge of the site; electric, foul and surface water and telecoms to the plots.



PROPOSED COVENANTS & OBLIGATIONS

1. The boundary will be staked by the sellers prior to exchange of contracts.
2. Any easements required over the adjoining land will be reserved for the benefit of the subject site.
3. The two frontage trees shown on the site plan are protected under SN0589 with South Norfolk Council.



COMMUNITY INFRASTRUCTURE LEVY & S106

A Community Infrastructure Levy (CIL) will be payable. The full section 106 agreement is available on request, typically there is a £1303.46 green infrastructure contribution per 3 bedroom property



LOCAL AUTHORITY

South Norfolk Council. The Horizon Centre, Broadland Business Park, Peachman Way, Norwich, NR7 0WF. Tel: 01508 533633.



DIRECTIONS

From the town centre proceed southwards from Mere Street turn right into Victoria Road and Denmark Lane will be found on the right hand side as you leave the town and go up the hill towards Roydon. The site is at the head of this road on the left.

What3words location: [tailed.eating.gazes](#)



VIEWING

Anytime during daylight hours with particulars in hand.



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0.3



CONTACT US

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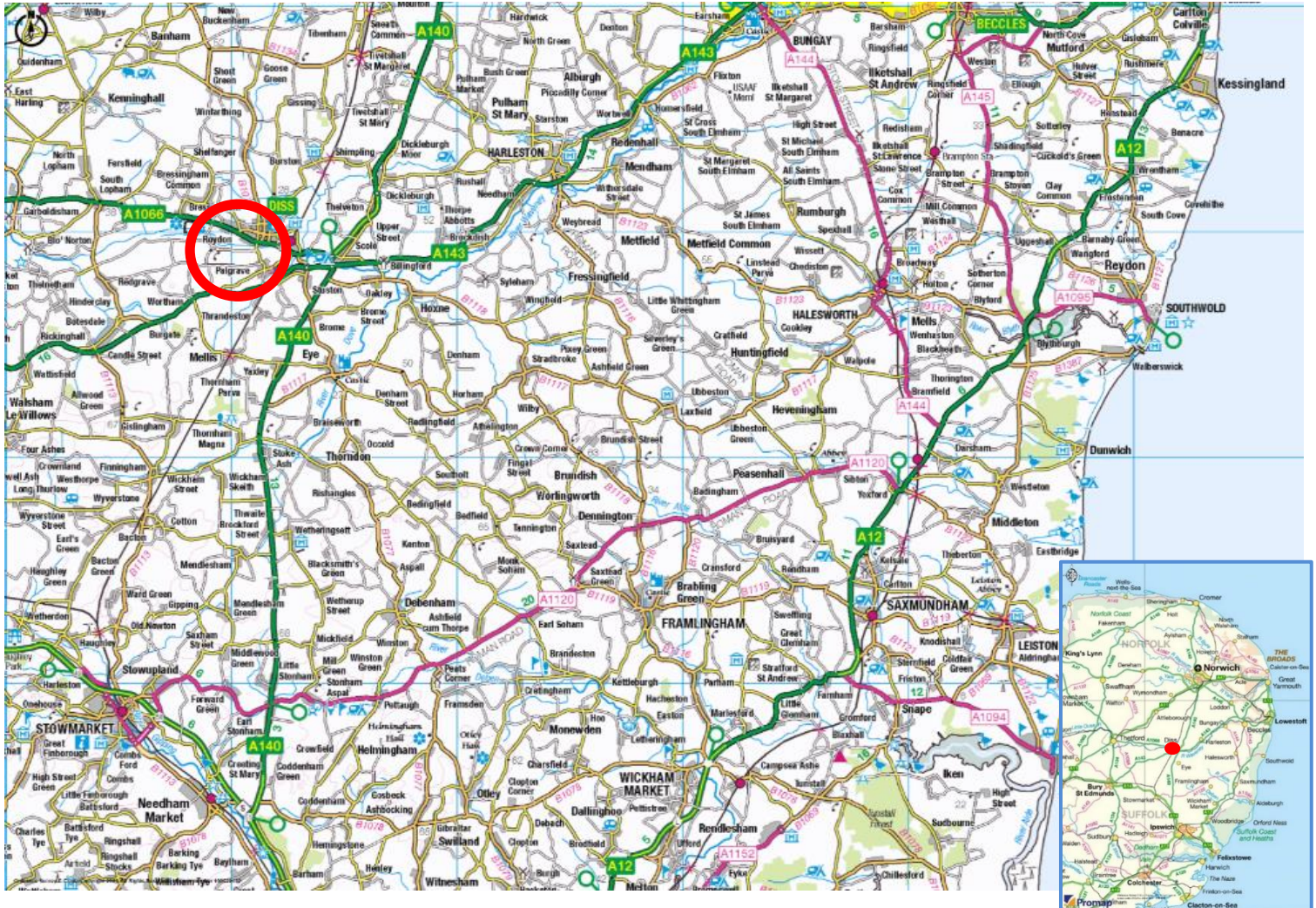
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Location Maps





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