



Building Plot , Langley Green, Langley - NR14 6DG

**STARKINGS
& WATSON**

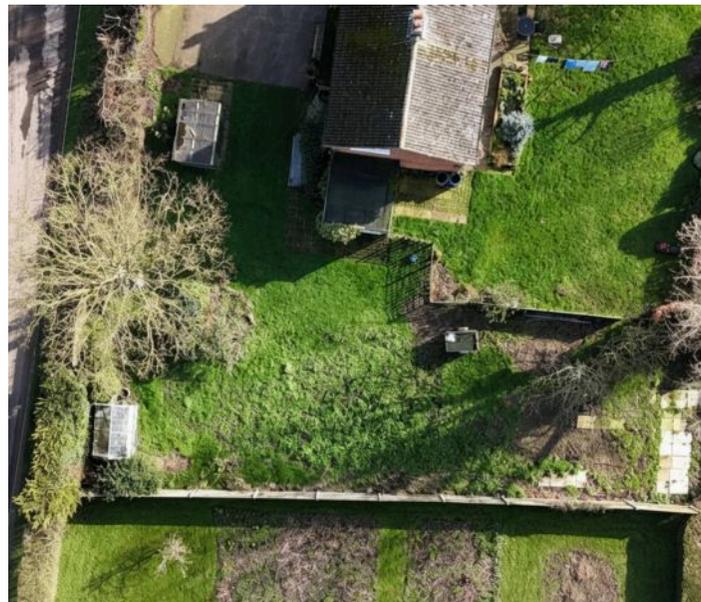
HYBRID ESTATE AGENTS



Building Plot, Langley Green

Langley

This exceptional BUILDING PLOT presents a rare opportunity to create a BESPOKE DETACHED THREE BEDROOM HOME in a highly desirable rural village setting. With OUTLINE PLANNING PERMISSION (2025/3205) already granted, the plot offers the perfect canvas for those seeking to design a property tailored to their own requirements. The plot measures approximately 100 feet (subject to measured survey) in length and is situated on a sought after road known for its high end pricing and excellent returns on investment. Planning permission includes provision for a GARAGE and DRIVEWAY, ensuring ample parking and storage space for future residents. The location enjoys beautiful FIELD VIEWS, providing a peaceful outlook and a real sense of COUNTRY LIVING, while remaining conveniently close to the amenities of Loddon and the main A146, offering easy access to Norwich and surrounding areas.



Council Tax band: E

Tenure: Freehold

- Building Plot with Outline Planning Permission
- Rural Village Setting
- Field Views
- Planning for a Detached Three Bedroom House
- Garage & Driveway Provision Included
- Approx. 100ft Plot (stms)
- Sought After Road with High Ceiling Price & Excellent Returns
- Located Close to Loddon & A146 for Access

The village of Langley is set just ten minutes outside Loddon and offers a wealth of countryside pursuits and walks. Loddon is situated approximately 10 miles south east of Norwich. Offering an excellent range of local amenities which include schooling (primary, junior and secondary), dentist, doctors surgery, chemist, and library. A selection of shops including supermarket, hardware, newsagents and post office provide a range of provisions. A central car park, situated within the market place provides ample parking with good access to the amenities. Fantastic access to the Norfolk Broads can be found and pleasant countryside walks can be enjoyed.



SETTING THE SCENE

The property will be accessed via it's own entrance from Langley Green, with established hedging along the road side.

THE GRAND TOUR

The outline planning includes a driveway and turning space, leading to the detached property and garage. The outline planning currently states the property will have three bedrooms.

FIND US

Postcode : NR14 6DG

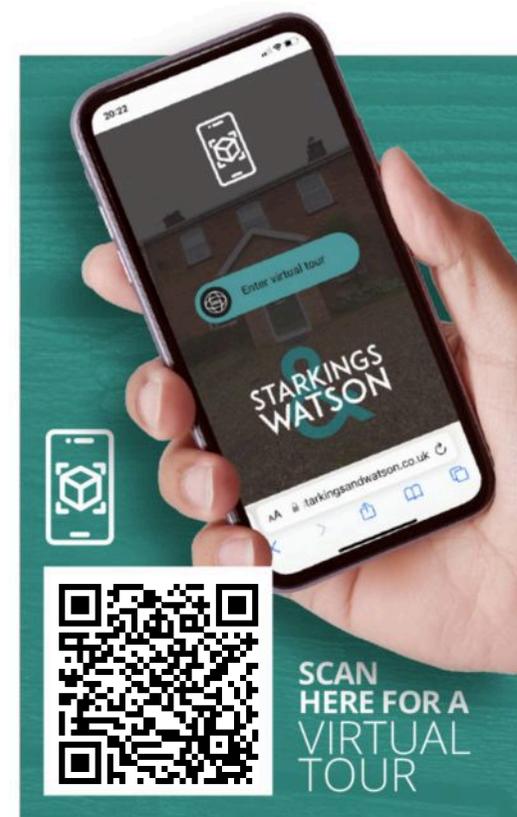
What3Words : ///bulges.swimsuits.notifying

VIRTUAL TOUR

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

AGENTS NOTES

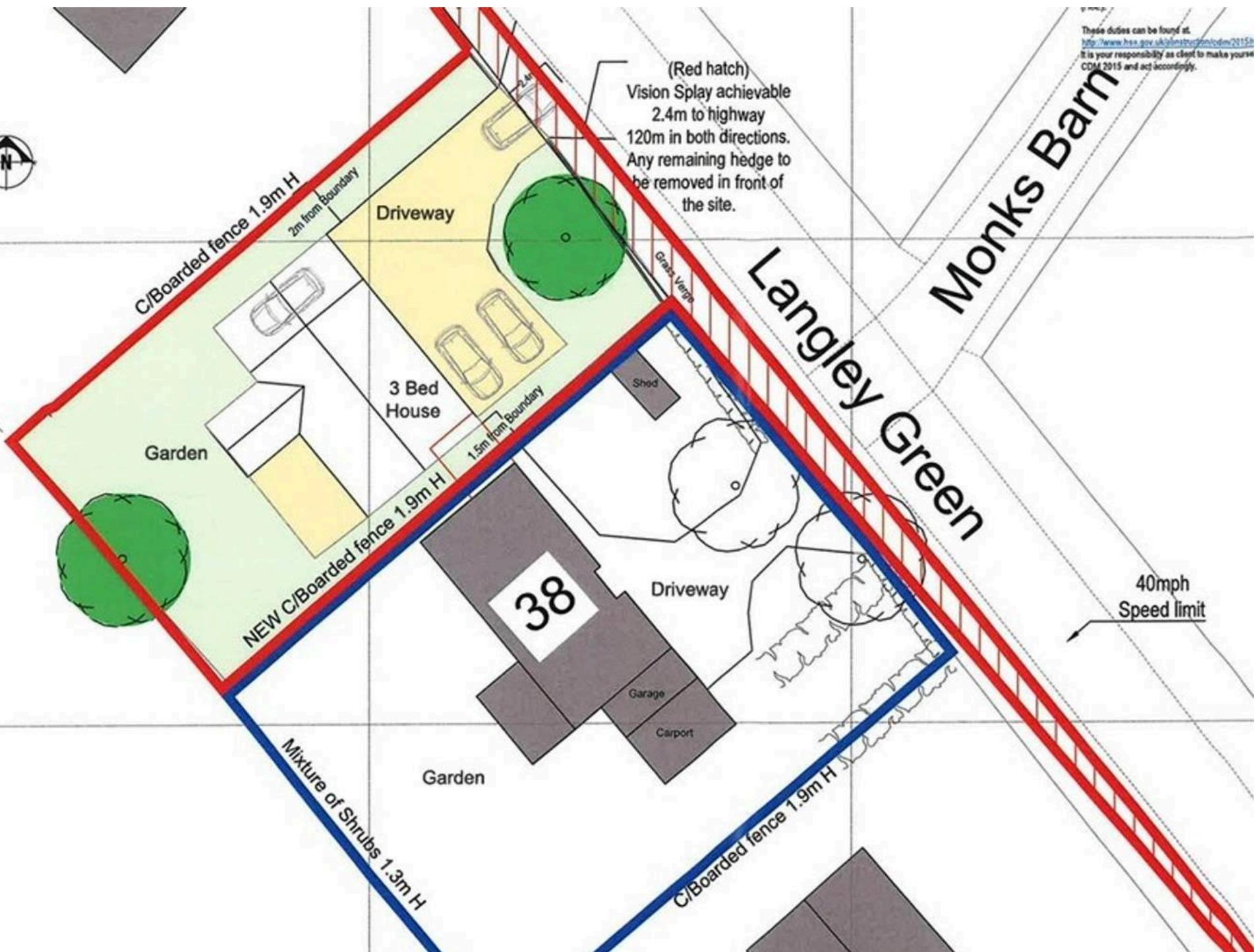
Part of the existing property is being demolished before the boundary is formalised. A condition of sale will include the erection of a close board fence on the boundary adjoining the existing property.







These duties can be found at:
<http://www.hse.gov.uk/construction/cdm2015/>
It is your responsibility as client to make yourself
aware of the duties under CDM 2015 and act accordingly.



(Red hatch)
Vision Splay achievable
2.4m to highway
120m in both directions.
Any remaining hedge to
be removed in front of
the site.

40mph
Speed limit

38

C/Boarded fence 1.9m H
2m from Boundary

Driveway

3 Bed House

Garden

NEW C/Boarded fence 1.9m H
1.5m from Boundary

Shed

Driveway

Garage

Carport

Garden

Mixture of Shrubs 1.3m H

C/Boarded fence 1.9m H

Langley Green

Monks Barn



Starkings & Watson Hybrid Estate Agents

2a High Street, Loddon - NR14 6AH

01508 820830 • loddon@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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.