**Building Plot at The Street, Tivetshall St Mary, Norwich, Norfolk NR15 2BT**

**DEVELOPMENT OPPORTUNITY** - An excellent opportunity to acquire a building plot with planning approval, for the erection of a 3 bedroom detached house and single detached garage.

**GUIDE PRICE £125,000**

**Situation**

Located within the attractive village of Tivetshall St Mary found close to the South Norfolk borders. The village is found off the A140 and has proved to be a popular village over the years lying approximately 7 miles to the north of Diss and 15 miles to the south of Norwich. The village further benefits from being in a rural yet not isolated location, within close proximity to many other well served villages, (including The Pullhams and Dickleburgh, which both offer an extensive range of good local amenities, including public houses, convenience store, doctors surgeries and schooling etc). With the historic market town of Diss close by, there is the benefit of a mainline railway station with regular/direct services to London, Liverpool Street and Norwich. A further more extensive range of amenities can be found within the thriving village of Long Stratton being just 6 miles to the north.
Description -

Planning permission has been approved for the erection of a three bedroom two storey detached house with detached garage (plot 2), to be built with conditions attached. The approval is under planning reference, 2016/0983.

The proposed dwelling will be around 900 sq ft (of internal living space) and will be situated parallel to a proposed bungalow to be built (also with planning approval), which will be erected to the northern aspect of the plot in question. To the rear boundary's the property will enjoy a most delightful rural outlook over the open countryside, whilst to the front boundary's there is established hedging giving a good deal of privacy within.

Access -

The proposed property will share the same access point with the proposed bungalow (to be built) and will be approached off 'The Street' with the village. The driveway will be shared on first approach only and then separated via the already agreed boundary line between the two plots in question, (and as seen on the plans attached). Naturally each property to be built will have a shared contribution between the upkeep/maintenance for the shared aspect of the driveway, on first approach.

Boundary Conditions -

The boundary separation for the proposed dwellings will be erected by the current vendor (again to the northern aspect of the plot only) and a condition on this will, once the roof of the proposed bungalow has been completed, for an accurate ideal on times frames for this, then please contact the selling agent. To the rear eastern boundary a fence will also be erected being 1.2m to 1.5m (3’11” to 4’11”) in height by the current vendor. It is also to be advised the existing hedging to the front will have to remain in place.

Services -

It is to be advised that drainage for the proposed dwelling will have to be installed by the purchasers. However planning has been approved for the drainage for the proposed bungalow and therefor drainage for the property in question can be negotiated to be jointly connected. Again for further information, then please contact the selling agents. Further connections to the plot will have to be made by the purchasers direct with the statutory undertakers. The surface water connection can be negotiated with South Norfolk Council via continuation pipework already in place towards the rear boundary.

VIEWING: Strictly by appointment with Whittley Parish Estate Agents, please contact a member of the sales team at our Long Stratton office on 01508 531331. Our Ref: L0447.

DIRECTIONS: From our Long Stratton office proceed south along the A140. On reaching the roundabout at "The Pulhams" head straight over and proceed up the hill. After this look for the signpost for Tivetshall St Mary and turn right onto Rectory Road. Continue into the village and after the road bends to the right the plot will be found on your right hand side and before reaching the bungalow named Shangri-la (also on your right hand side).

Visit our website: www.whittleyparish.com

MORTGAGE ADVICE

We are pleased to be able to introduce you to Independent Financial Advice by introducing you to BPR Financial Services. Brian Rumsey is available for appointments in our office or can come to your home. He will explain in easy steps the costs involved in buying and selling and can advise you on the most suitable mortgage and repayment method for your circumstances. Call Brian on 01379 650818

BPR INDEPENDENT FINANCIAL SERVICES

An appointed representative of Tenet Connect Services Ltd which is authorised and regulated by the Financial Services Authority. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request - loans subject to status. Whittley Parish Estate Agents is an introducer to BPR Independent Financial Services but is not authorised to give financial advice.

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CPRs)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

DATA PROTECTION ACT 1998 Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the TEAM Association Consortium Company of which it is a member and TEAM Association Limited for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.