

# HADLEY TAYLOR

## LAND TO REAR OF EARLHAM HOUSE SHOPPING CENTRE, RECREATION ROAD, NORWICH NR2 3PD

**RARE OPPORTUNITY TO PURCHASE A RESIDENTIAL BUILDING PLOT LOCATED IN THE HEART OF THE GOLDEN TRIANGLE WITH DETAILED PLANNING PERMISSION FOR TWO ARCHITECT DESIGNED CONTEMPORARY DETACHED HOUSES EACH WITH THREE BEDROOMS, EN-SUITE, OFF ROAD PARKING AND GARDEN**



**OFFERS OVER £200,000**

Note: Hadley Taylor for themselves and for the vendor or lessees of this property whose agents they are given notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract: (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Hadley Taylor has any authority to make or give any representation or warranty whatever in relation to this property.



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Location

The plot is located within a mile of the centre of Norwich, the cathedral city and regional centre of East Anglia. The city boasts a lively night life, cultural and social activities as well as good shopping and an historic centre. Schools for all age groups, local shopping facilities, public houses and parks are all within walking distance. The University of East Anglia and the Norfolk and Norwich University Hospital are also close by.

Planning

Planning was granted by Norwich City Council in September 2018 (planning reference 18/01011/F). The plans were amended in February 2019 (planning reference 19/00032/MA)

Each house will be 100 square meters with entrance hall, cloakroom, kitchen, open plan living room, 3 bedrooms, en-suite and family bathroom.

Directions

Leave Norwich on Earlham Road, pass the Catholic cathedral on your left hand side and take the ninth left hand turn into Recreation Road. Pass the shopping centre on your right hand side and turn right into the car park to the rear and the site is on the left hand side.

Agents Note

- 1) There is a wayleave over part of the site in favour of the UK Power Network until 2077 allowing maintenance or replacement of underground cables. The design of the two houses has taken this into consideration.
- 2) The owner of this property is a director of Taylor Property Ltd trading as Hadley Taylor.
- 3) There is a Community Infrastructure Levy of £21,294.64 on this site.

Local Authority

Norwich City Council.

Viewing

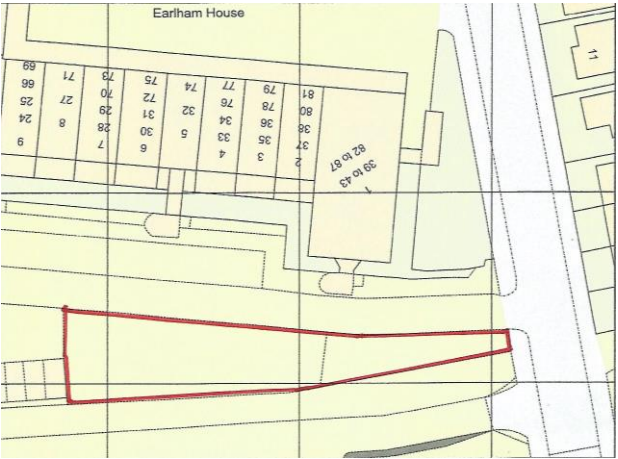
Strictly through Vendor’s sole agents: Hadley Taylor 01603 250 248

Selling your home

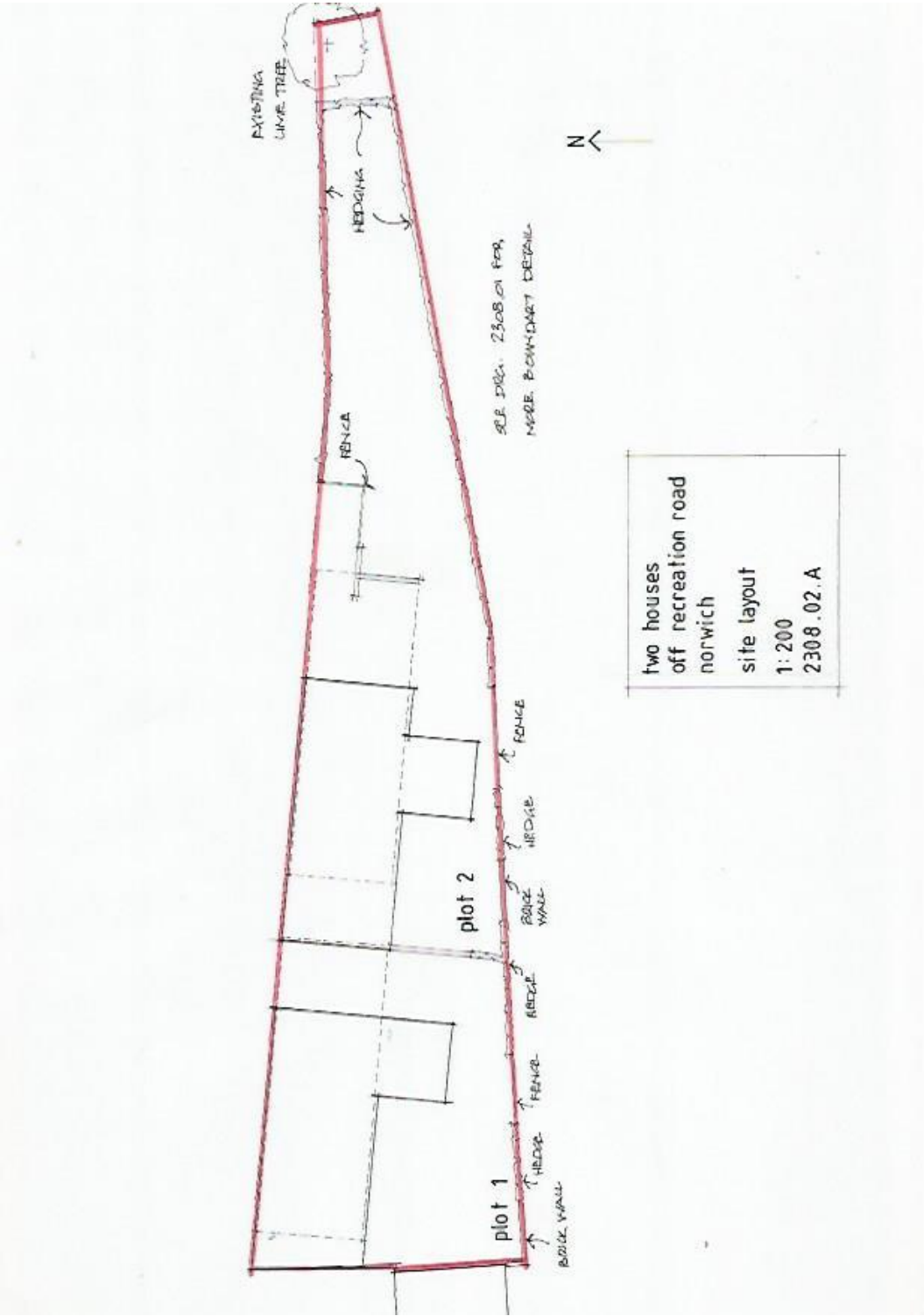
Why not take advantage of our free market appraisal and valuation service? Ask about our competitive commission rates, our unique value added services to vendors, our innovative marketing and extensive advertising coverage.

Hours of Business

Monday to Friday: 0900 – 1730  
Saturdays: 0930 – 1500



Location Plan



Site Plan

