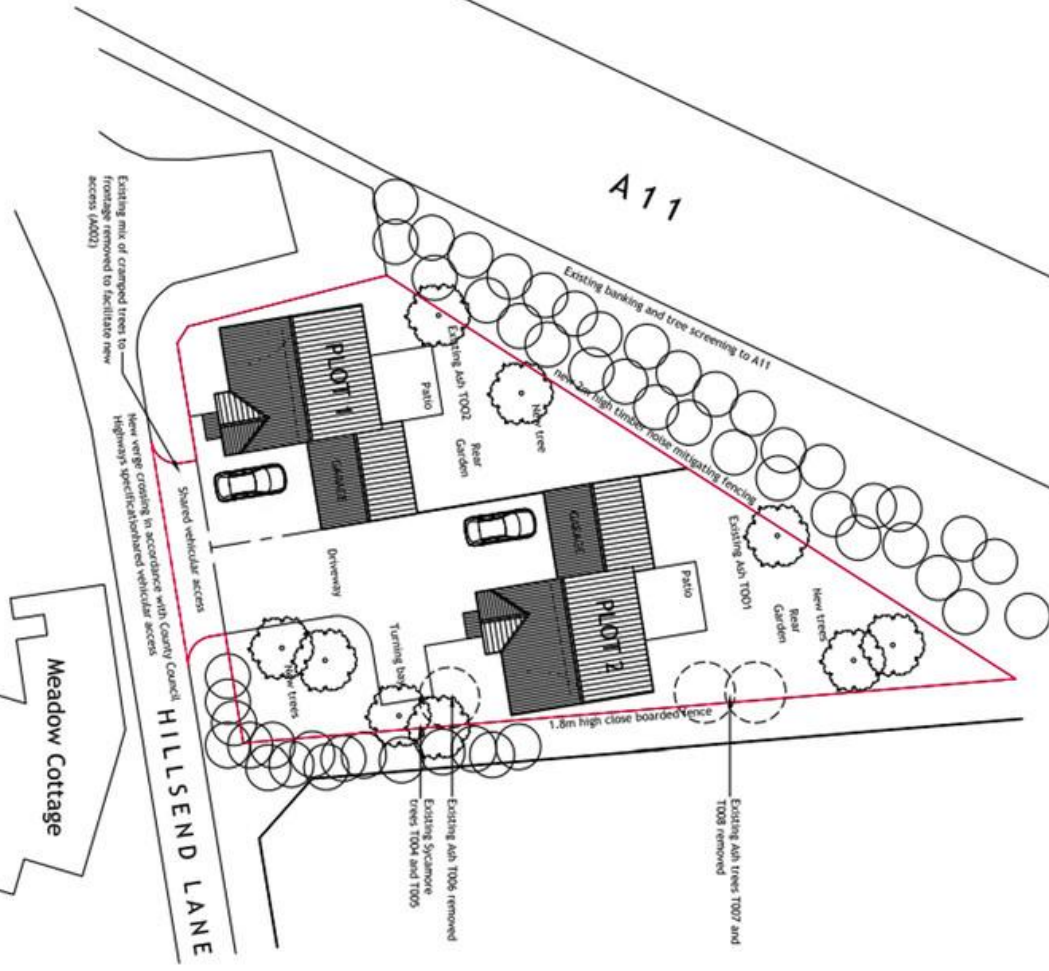




SITE LAYOUT PLAN AS PROPOSED 1:200

PLOT 1
 Plot Area - 280 sq.m.
 Dwelling House Floor Area - 110 sq.m
 Double garage
 Height to Eaves - 5050mm.
 Height to Ridge - 8200mm.

PLOT 2
 Plot Area - 460 sq.m.
 Dwelling House Floor Area - 110 sq.m
 Double garage
 Height to Eaves - 5050mm.
 Height to Ridge - 8200mm.



Plots at Hillsend Lane
 Attleborough
 Norfolk
 NR17 1BG

Guide Price £225,000



Residential development site with outline planning permission for two detached dwellings located in the popular market town of Attleborough.

No CIL to pay



Location

Hillsend Lane is located at the southern edge of the market town of Attleborough, a short walk or drive away from all the shops and amenities that the town offers. Attleborough is an up and coming town which has seen growth in recent years, allowing the great range of services to prosper and expand. The town offers a wide range of independent shops and businesses, along with a Sainsbury's and Lidl supermarket. The plots are conveniently located to allow quick access onto the A11 with Wymondham being 6 miles away and the centre of Norwich 15 miles to the north. Rosecroft Primary school in Attleborough (Ofsted rating Good) is within walking distance and the mainline rail station on the Norwich to Cambridge line is just 1.7 miles away.

The Site

The whole site measures 0.182 acres (0.07 ha) with the A11 occupying the western boundary.

Planning

Full planning consent has been passed by Breckland Council on 15th October 2020 under planning reference 3PL/2020/0855/O for the erection of two detached dwellings with associated garaging.

Community Infrastructure Levy (CIL)

Breckland Council has not adopted CIL and therefore there is no CIL to pay.

Services

Purchasers should make their own enquiries in relation to the position and availability of services.

Directions

From Wymondham, proceed onto the A11 heading south. At the Breckland Lodge roundabout, turn left onto London road heading into Attleborough. Hillsend Lane will be found on the left hand side shortly before the Taylor Wimpey Grosvenor Park residential development. The plots are located at the end of the lane, clearly marked by our 'For Sale' board.

Viewing

Strictly by appointment with TW Gaze.

Freehold

Ref: 2/18479/CJC

Important Notice

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1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities.

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.