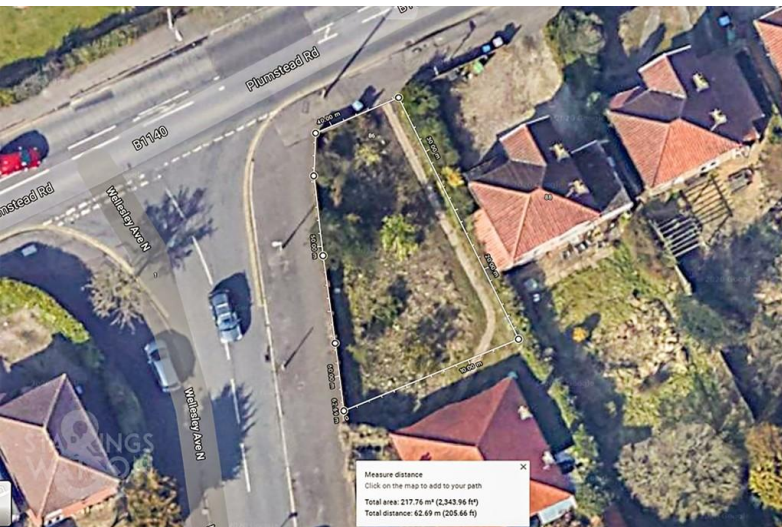


PROPOSED FRONT ELEVATION
TO PLUMSTEAD ROAD



PROPOSED REAR ELEVATION

Plumstead Road, Norwich

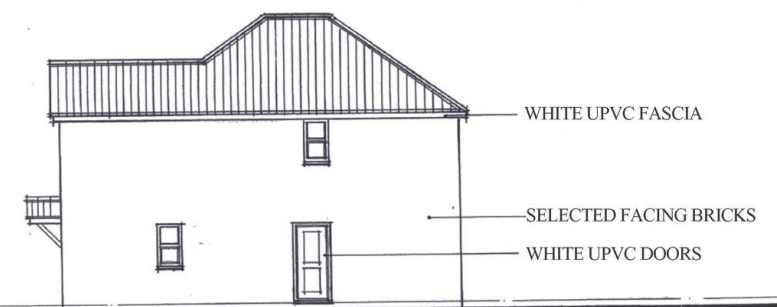
Offers In Excess Of £90,000 Freehold

Energy Efficiency Rating : TBC

- ✓ Scope for Self Build Family Home
- ✓ Close to Amenities & Norwich City
- ✓ Revision of Planning Required
- ✓ Planning for 1000 Sq ft Property (stms)
- ✓ Three Bedrooms
- ✓ En Suite, Bathroom & Cloakroom
- ✓ Off Road Parking
- ✓ Garden



To arrange an accompanied viewing please call our Centralised Hub on 01603 336116



PROPOSED SIDE ELEVATION
TO WELLESLEY AVENUE NORTH

POTENTIAL FOR SELF BUILD HOME within WALKING DISTANCE TO NORWICH CITY CENTRE! This plot has become available, and is currently part of a LARGER PLOT FOR DEVELOPMENT, and would require a REVISION before building could commence. The PLANNING PERMISSION GRANTED is to DEMOLISH an EXISTING BUNGALOW and ERECT TWO DWELLINGS in its place. The bungalow is no longer included in the application and is available to purchase separately. The developed property would be approximately 1000 sq ft (stms) and would comprise three bedrooms. ALL INFORMATION IS SUBJECT TO PLANNING - IT IS RECOMMENDED THAT POTENTIAL PURCHASERS MAKE THEIR OWN ENQUIRIES BEFORE PROCEEDING WITH A PURCHASE.

LOCATION

Located just outside the Norwich City Centre this property offers an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.

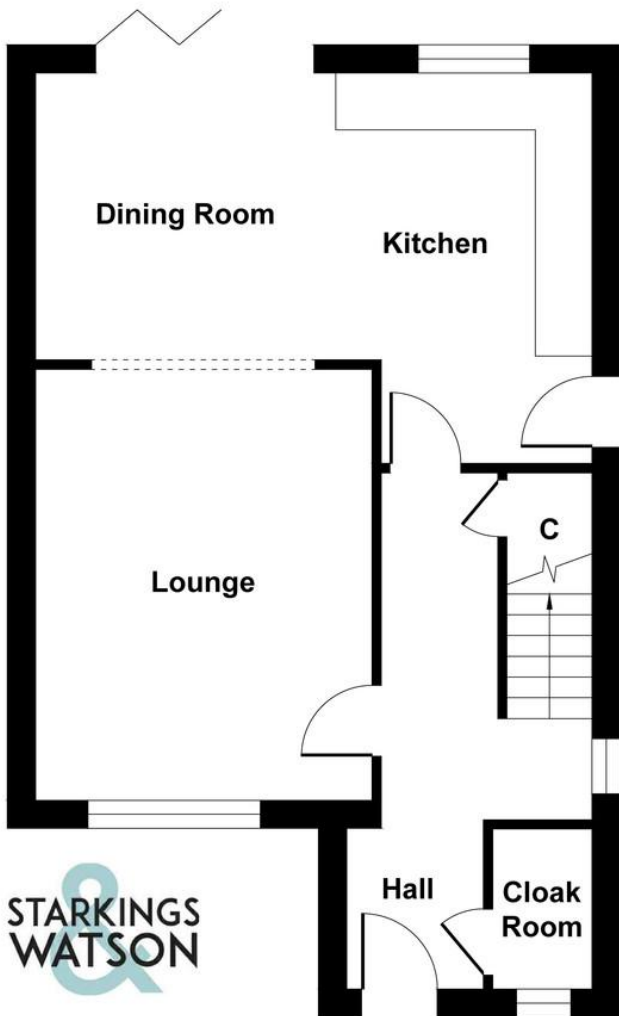
DIRECTIONS

You may wish to use your Sat-Nav (NR1 4JX), but to help you...Leaving Norwich via Ketts Hill, and along Plumstead Road turning into the driveway just after Wellesley Avenue North. Indicated by our 'For Sale' board.

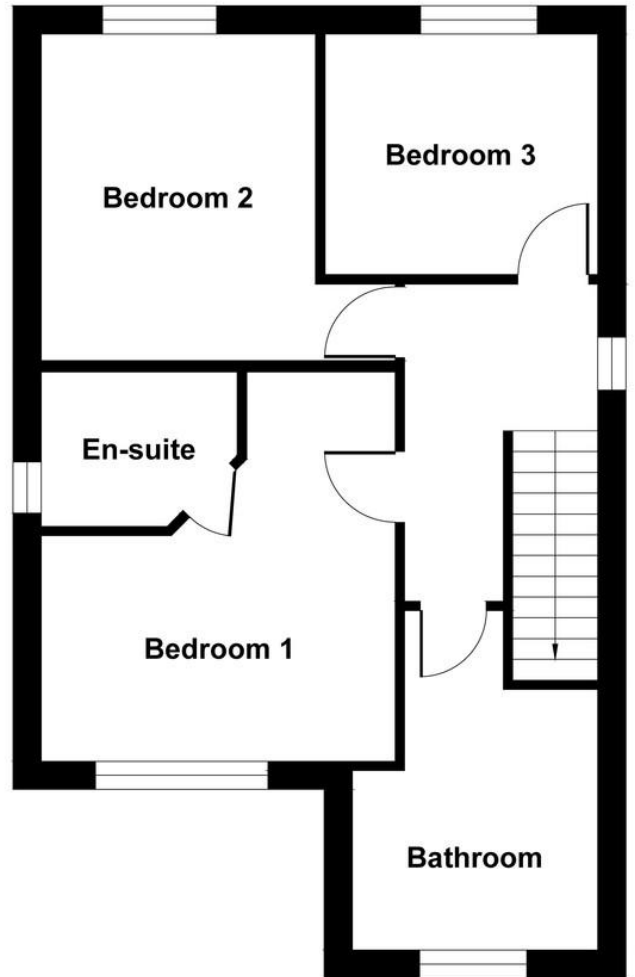
The plot is currently laid as shingle and accessed off Plumstead Road. Part of the original planning consent would include a change of access to Wellesley Avenue North which could be revised at the point of application.

AGENTS NOTE

The planning that is currently accepted on site will need to be amended as it currently runs through the bungalow. The boundary would start 1.5 meters from the existing bungalow with access provided off Wellesley Avenue North.



Ground Floor
 Approximate Floor Area
 544 sq. ft
 (50.63 sq. m)



First Floor
 Approximate Floor Area
 544 sq. ft
 (50.63 sq. m)

Approx. Gross Internal Floor Area 1088 sq. ft / 101.26 sq. m

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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