



Residential Development Site

High Street, Stalham, Norfolk, NR12 9GA

Offers In Excess Of £350, 000

BROWN & CO

DESCRIPTION

A prime residential site in the centre of the town ready for immediate development .

The site which is known as 'Phase 2' of the Edmonds Way development benefits from planning consent for the erection of 9 new dwellings and garaging.

Phase 1 of the development (consisting of 4 dwellings) has been completed and a tarmac drive runs past the 4 completed dwellings to this site along with all services.

Stalham is a small market town in rural north Norfolk on the A149 road about midway between Cromer to the north-west and Great Yarmouth to the south-east, with The cathedral city of Norwich, with its airport and frequent rail service to London Liverpool Street, is located about 15 miles to the south-west.

DIRECTIONS

The site, which is fenced and secured by a locked gate, forms the rear part of the small development known as Edmonds Way which fronts Stalham High Street.

Travel west along the High Street and the site is found on the right hand side of the road after the Church.

PLANNING

The site benefits from planning permission to build 9 residential dwellings (reference PF/17/1434) as phase 2 of the Edmonds Way development.

The permission provides for approximately 10,000 square feet of residential accommodation split between 9 semi-detached and terraced dwellings.

The relevant planning and technical documents with plans and a schedule of accommodation are available in the information pack and within North Norfolk District Councils Planning Portal.

METHOD OF SALE

The site is available for sale as a whole by private treaty for offers in excess of £350,000.

Offers are invited on an unconditional or subject to planning basis.

SERVICES

All available information we have regarding services is within the information pack, however, purchasers should make their own enquiries of the utilities, suppliers to verify capacity and supply.

EASEMENTS AND RIGHT OF WAY

The site will be sold with the benefit of all easements, covenants and rights of way whether known and unknown.

INFORMATION PACK

All planning and technical information can be obtained from the selling agents by way of a link to our data room. Please call or email to register your interest and to arrange access.

TENURE

The property is freehold and vacant possession will be given upon completion.

VAT

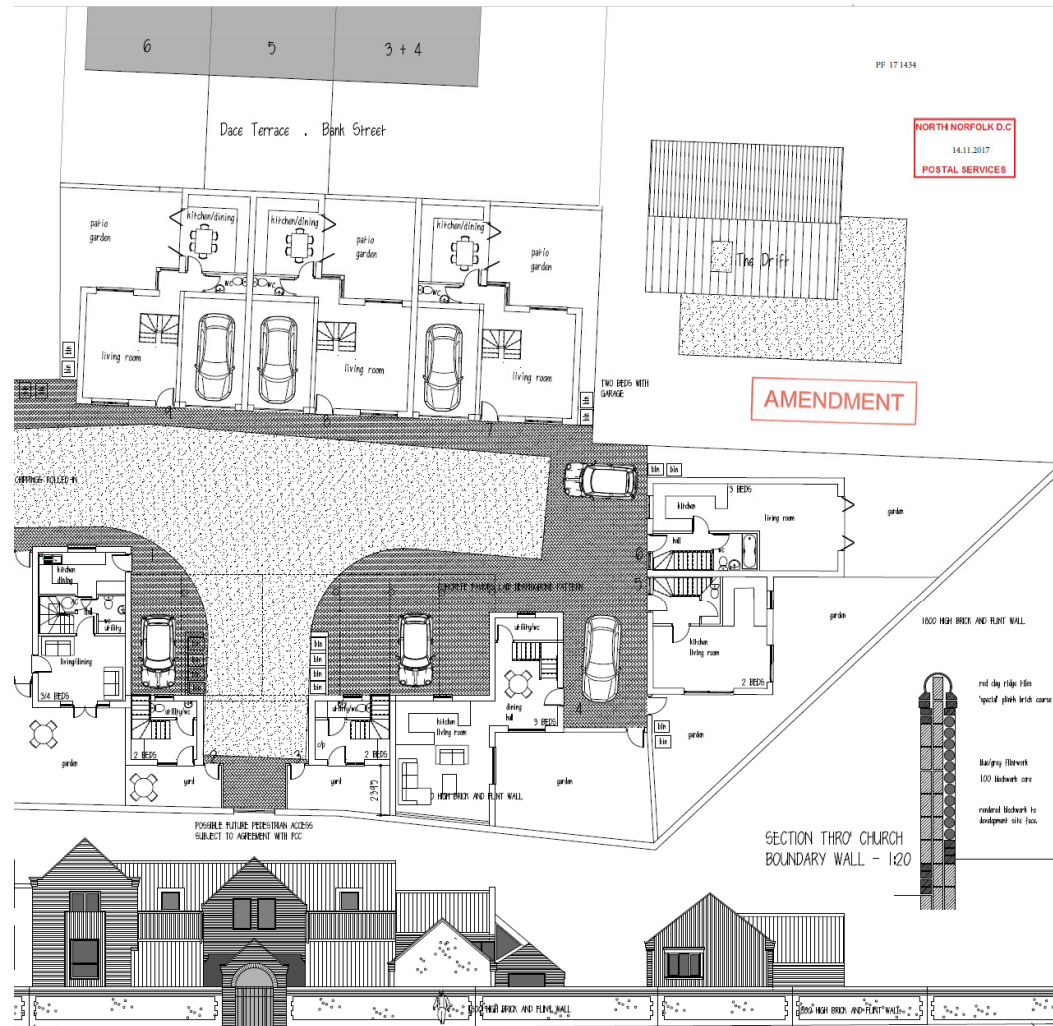
It is understood VAT will not be charged on the purchase.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the sale.

ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.



PI 17 1434

NORTH NORFOLK D.C.
14.11.2017
POSTAL SERVICES

AMENDMENT

1000 HIGH BRICK AND FLINT WALL

red clay ridge tile
special pink brick course
Halfpenny flintwork
100 hardwood cove
rendered brickwork to development site face

SECTION THRU CHURCH BOUNDARY WALL - 1:20

SITE PLAN AND VIEW FROM CHURCHYARD PATH
POSSIBLE FUTURE PEDESTRIAN ACCESS
SUBJECT TO AGREEMENT WITH FCC

PHASE TWO

1:161077 Planning amendments
+ 1:204177 landscaping added
+ 0204177 bins and flint wall notes added + 081117 Arch raised

PIKE Incorporated Architectural Technologists, Designers, Planning Consultants
11 Elm Hill Lane, South - Norwich - NR5 7PZ
26-28-30 STAMPS PARTNERSHIP

CIAT

client: C T Dulce drawing: General arrangement - Plan and Elevations

project: Hubbert's Gate scale: 1:100 + 1:60 at A1 drawing no: 2429-18g

location: High Street date: 03/03/17

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