



Frogshall Lane | Wymondham | NR18 0DH

Price Guide £500,000

twgaze

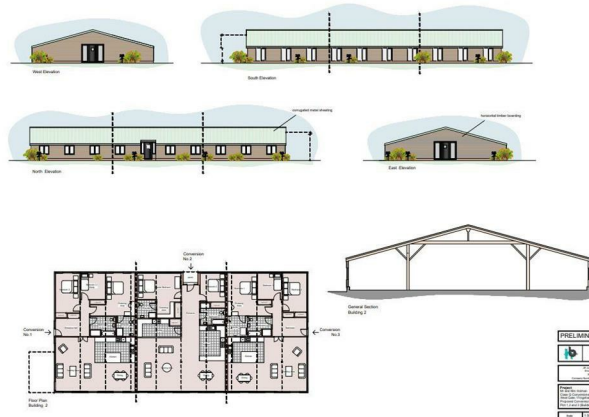
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Development site within unique Wymondham location. Class Q planning permission granted for conversion of Poultry buildings into 5 residential dwellings. Non-estate position just off Chapel Lane, adjacent open meadow.

- Development opportunity
- For conversion of Poultry buildings into 5 residential dwellings
- Stunning position, adjacent open meadows
- Class Q permission granted
- Tucked away location just off Chapel Lane, Wymondham
- South Norfolk planning ref: 2024/1758

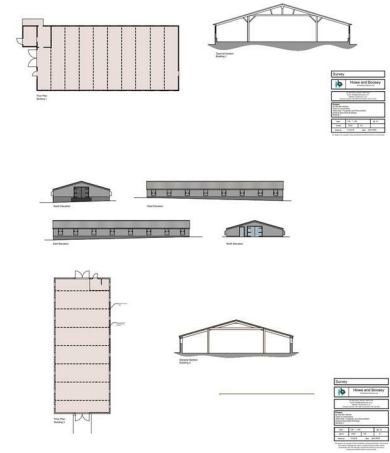
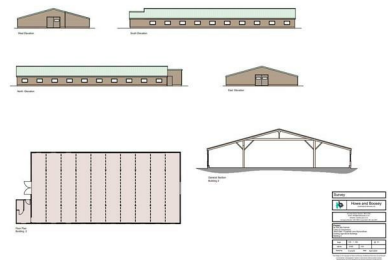
Location

Frogshall Lane is a private lane tucked just off the popular Chapel Lane, with views towards glorious meadow/wetland and Wymondham Abbey. The town centre and its array of shops, cafes and local businesses are only a short walk away too. Wymondham is a pretty South Norfolk market town located just 9 miles South West of Norwich, benefitting from excellent transport links, which includes quick access onto the A11 dual carriageway leading South and out of the county. The town also has a mainline railway station into Norwich and further afield, to destinations such as Cambridge and London. The



PRELIMINARY PROPOSALS	
	Home and Beauty
<p>1. Site Location</p> <p>2. Site Plan</p> <p>3. Floor Plan</p> <p>4. Elevation</p> <p>5. Section</p>	

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cultural 'Fine City' of Norwich as you would expect offers a wide selection of schooling options, shopping facilities, vibrant nightlife, diverse entertainment and culinary dining options - there is something for everyone! Transport links within the city are also aplenty, with Norwich even having its own International Airport located just a few miles north. The picturesque North Norfolk coastline and its wonderful beaches can be reached in around 50 minutes from Wymondham.

The Scheme

Set in 1.36 acres. As per plans, the site has planning permission granted for the conversion of commercial Poultry buildings into 5 residential dwellings.

This was obtained from South Norfolk under consent 2024/1758.

Agents notes: On the current scheme there is no CIL charge, however, should a new scheme be submitted increasing the overall development area beyond the existing barn footprint, then CIL may become liable on the increased area.

Services

Via negotiation/agreement with the sellers.

Viewing

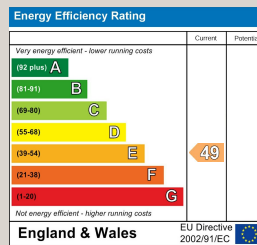
Arrangement with TW Gaze.

Freehold

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/19902



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