



Development Site at Great Ellingham, Norfolk

twgaze

Great Ellingham | Norfolk

Diss 14 miles, Norwich 18 miles, Bury St Edmunds 30 miles

3ha of prime residential land

For Sale by Private Treaty

-) O.P.P. for 60 dwellings
-) At least 40% Affordable housing
-) Signed Unilateral Undertaking

Location

The land is situated close to the centre of the village of Great Ellingham, in the Breckland District of Norfolk. Great Ellingham is a medium sized village with a primary school, shop and public house. The village sits 2.5 miles due west of the market town of Attleborough and 5 miles south-west of the larger market town of Wymondham. The mainline train station at Attleborough runs regular services to Norwich in around 20 minutes and Cambridge in around 60 minutes. Norwich, the nearest city, lies 18 miles to the north-east, with Bury St Edmunds 30 miles to the south-west.

The Site

The site overall extends to approximately 3ha. The site is open and free of any structures.

Planning

Outline planning permission has been granted on Appeal for 60 new dwellings, with at least 40% affordable homes. Planning Ref. 3PL/2017/0265/0

Affordable housing mix 65% Rented Housing and 35% Intermediate Housing to comply with the signed Unilateral Undertaking (September 2017).

Services

Please make your own enquiries with the various public utilities in relation to water, electricity and sewerage in terms of both its location and ability to connect into the same.

Land Registry Title No.

Pt. NK288442

Freehold

Freehold interest with vacant possession.

Directions

From Diss head due north-east on the B1077 towards Shelfanger. Continue on the B1077 for 14 miles, through Old Buckenham and Attleborough before reaching Great Ellingham village. The site can be found immediately left of the village sign.

Postcode: NR17 1LG

Viewing

By prior appointment with the selling agent.

Agent

Edward Baskerville
Tel: 01379 651 931
Email: E.Baskerville@twgaze.co.uk

Solicitor

Mincoff Solicitors LLP
5 Osbourne Terrace
Newcastle upon Tyne
NE2 1SQ
Tel: 0191 281 6151
Ref: RD/33660.2

Contacts

Breckland Council
Elizabeth House
Walpole Loke
Dereham
Norfolk
NR19 1EE
Tel: 01362 656 870

Ref: I/17570/JEB



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KEY LEGEND

- Site Boundary 3.00HA
- Land Ownership
- Open space 0.55HA
- Residential area 2ha

- Farm Fields
- Existing Private Curtilage
- Pond

Attenuation Storage
 Available Runoff (L/s)
 Approx. Storage Volume (m³)
 Distribution (s)

| | | |
|-----|-----|---------------|
| 5.3 | 794 | 60 s @ 10 L/s |
|-----|-----|---------------|

◀ Access point

NORTH



Total Number of Plots: 60



CLIENT
 AHH PLANNING

PROJECT
 Great Ellingham

TITLE
 Indicative Proposed Site Plan

SCALE: 1:1250 A0 DATE: 14/02/2017

DRAWN: RA CHECKED: RS

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