



STREET SCENE 02  
Plan 1/100



STREET SCENE 03  
Plan 1/100



STREET SCENE KEY  
March 2016  
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Land to rear  
93 Silfield Road  
Wymondham  
Norfolk  
NR18 9AX

Price On Application

A spacious and individual site of  
0.560ha (1.38ac) on the edge of a  
popular market town.

Planning permission for 8 detached  
bungalows.



## Location

The site is situated off the popular Silfield Road on the outskirts of Wymondham which is a vibrant market town located around 9 miles south west of Norwich and the property is within walking distance of the market place and town centre where there are a considerable number of varied shops, cafes and local businesses. Other amenities include banks and a doctors' surgery and larger stores and supermarkets include Co-op, Waitrose and Morrisons. There is a monthly farmers' market and easy access to the train station which lies on the Norwich to Cambridge main line and also the A11 trunk road. There are a number of good schools for all ages in the area, including Wymondham College.

## The Site

The site is 0.560hqa (1.38 acres) (stms) and is positioned behind 93 Silfield Road. It has the benefit of planning permission for 8 detached bungalows. The proposed development has mature trees across the northern boundaries providing a natural screen from other development.

The scheme has been thoughtfully designed to account for the surrounding area and to maximise plot space allowing for spacious accommodation and generous plot sizes. The scheme also benefits from a private allotment to maximise outside space.

## Legal Costs

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

## Planning

The site has planning permission under application number 2018/1087 for the construction of 8 single storey detached dwellings.

Prospective purchasers must make their own enquiries of the LPA. South Norfolk District Council, South Norfolk House, Cygnet Court, Long Stratton, Norfolk, NR15 2XE.

## Services

We have not carried out tests on any of the services and interested parties are invited to make their own enquiries.

## Rights of Way, Wayleaves & Easements

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not.

## Viewing

Strictly by appointment with TW Gaze.

## Agents Note

One of the owners of the site is an employee of the joint selling agents Brown & Co.

## Freehold

Ref: 2/17769/MS



In accordance with the latest Money Laundering Regulations we are now required to obtain proof of identity and address from prospective purchasers before solicitors can be instructed.

## Important Notice

TW Gaze for themselves and for their Client give notice that:-

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.

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