



Development site
School Lane
Spooner Row
Wymondham
Norfolk NR18 9JP

Guide Price £600,000

A spacious and individual site of 0.483ha (1.19ac) on the edge of this South Norfolk village.

Planning permission for 7 houses.



PROPOSED SITE LAYOUT PLAN 1:500 @ A3

Location

The site is situated in the very popular village of Spooner Row set away from the road. The village has great access to the A11 and is only 3 miles from the vibrant market town of Wymondham and 14 miles from the centre of Norwich. In Spooner Row there is the well regarded Boars public house and primary school.

Wymondham has a considerable number of varied shops, cafés 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 0.500ha (1.25 acres) (stms) and is set well back from the road through the village accessed off a small country lane. It has the benefit of planning permission for 7.

The site forms part of a field and is level in nature.

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.

Planning

The site originally had planning permission under application number 2016/0627 as amended by 2018/1772 with a variation under 2022/0095 for the construction of 7 two storey dwellings.

Additional information available from the Agents

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

Legal Costs

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

CIL and S106 payments

The site will be liable for CIL payments and an additional single contribution of £10,000 towards infrastructure costs as set out in the S106.

Affordable Housing

There is no requirement for Affordable Housing in this scheme

Services

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

Extra-Over costs

Buyers should be aware of the following indicative figures:

Electricity connection £150,000

Attenuation costs £75,000

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.

Freehold under Title No: NK95761

Ref: 2/17826/MS



Important Notice

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

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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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