Residential Property





Development site School Lane Spooner Row Wymondham Norfolk NR18 9IP

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.



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 AII and is only 3 miles from the vibrant market town of Wymondham and $14\ \mathrm{miles}\ \mathrm{from}\ \mathrm{the}\ \mathrm{centre}\ \mathrm{of}\ \mathrm{Norwich}.$ 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 AII 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 \$106 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

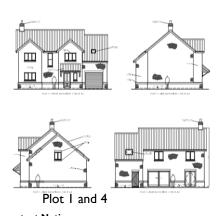
The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasieasements and wayleaves, all or any other like rights, whether mentioned in these particulars or not.

Viewing

Ref: 2/17826/MS

Strictly by appointment with TW Gaze.

Freehold under Title No: NK95761















Plot 6 and 7

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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