



PROPOSED WEST ELEVATION 1:100



PROPOSED EAST ELEVATION 1:100

**Prestigious BUILDING PLOT for Executive Home**    **Price £180,000 Freehold**  
off Foster Close, Ormesby St Margaret, Great Yarmouth, NR29 3PP

**An exceptional BUILDING PLOT for an extended detached four bedroom home. In an exclusive and sought after non-estate position off Foster Close which is in turn off the popular Station Road in the Norfolk Broads village of Ormesby St Margaret. Ideal self-build or development opportunity. Plot size of approximately 0.19 acres.**

## LOCATION

The plot is accessed via Foster Close leading from Station Road on the outskirts of the popular and sought after village of Ormesby St Margaret. Providing good access to Great Yarmouth and Norwich, the Norfolk Broads and the golden beaches of California, Caister and Hemsby.

Ormesby St Margaret has a full complement of amenities including a fuel garage, various shops, restaurants and a village pub. First and middle schools are available and the village boasts many endearing features.

## DESCRIPTION

The plot is orientated east to west with a lovely south facing aspect.

## PLANNING

The plot has outline planning consent for the proposed erection of a four bedroom detached chalet bungalow residence with attached garage. The planning reference number is 06/23/0196/O.

This includes the full list of planning conditions for the development of the proposed detached dwelling which provides accommodation extending to approximately 1824 sq ft in gross internal floor area.

## SERVICES

We believe that mains water, drainage and electricity are available via Foster Close. Gas is not available in Ormesby St Margaret.

## TERMS

The site is available to purchase freehold for the price of £180,000.

## VIEWINGS

Strictly by appointment with the selling agents, BYCROFT ESTATE AGENTS, tel: 01493 844484.

