



Development site  
School Lane  
Spooner Row  
Wymondham  
Norfolk NR18 9JP

Price On Application

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 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 houses (5 detached and one pair).

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 has planning permission under application number 2016/0627 as amended by 2018/1772 for the construction of 7 two storey dwellings. The construction must be started by 11 August 2020.

Additional information available from the Agents, including:

All planning documents and associated drawings

Topographical Survey

Flood Risk Assessment

Ecology Survey

Habitat Survey.



## 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.

Prospective purchasers must make their own enquiries of the LPA. South Norfolk District Council, South Norfolk House, Cynet 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.

## Rights of Way, Wayleaves and Easements

The vendor reserves a right of vehicular access to the field to the rear between Plots 5 and 6.

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