



Land at Eaton Chase

NORWICH

SOWERBYS

Land & New Homes Specialists

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INTRODUCING

Land at Eaton Chase

Eaton Chase, Norwich, Norfolk
NR4 7QW

Planning Granted for
Single Dwelling

Georgian Inspired Magnificent
Two Storey Home

Self-Build or Developer
Opportunity

Granted 29/09/2025 –
Norwich City Council

Single Reserved Matter for
Landscaping to be Concluded

Five Bedrooms /
Five Bathrooms

Approximately 3,000 sq. ft.
Gross Internal Area (GIA)

Double Garage

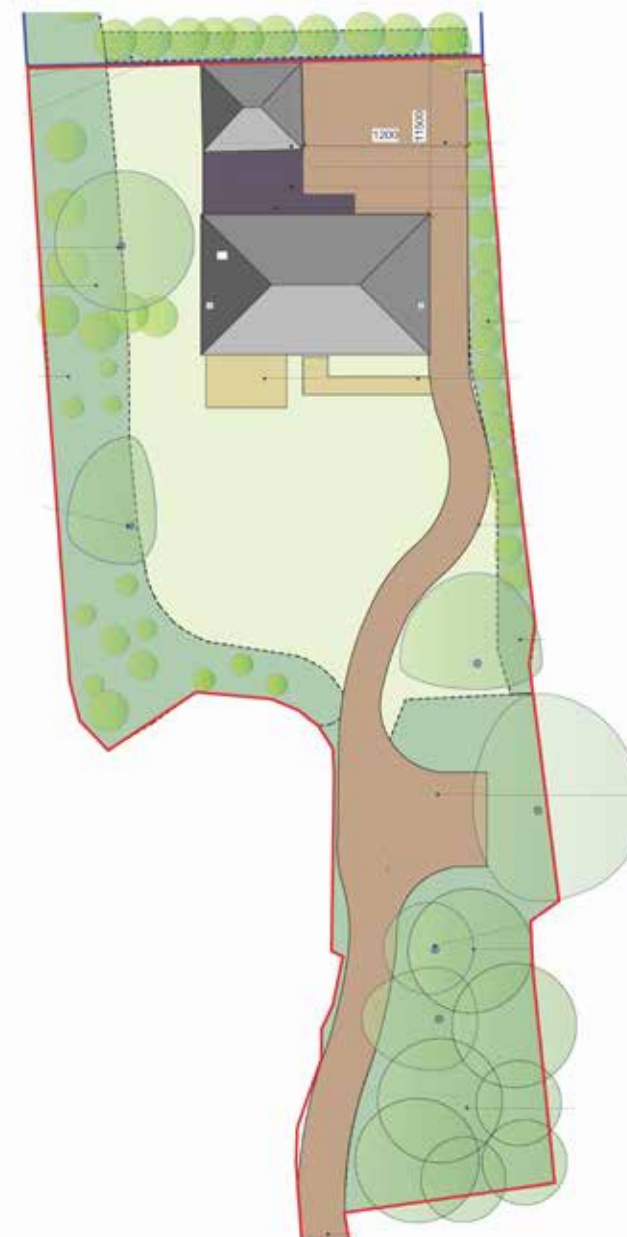
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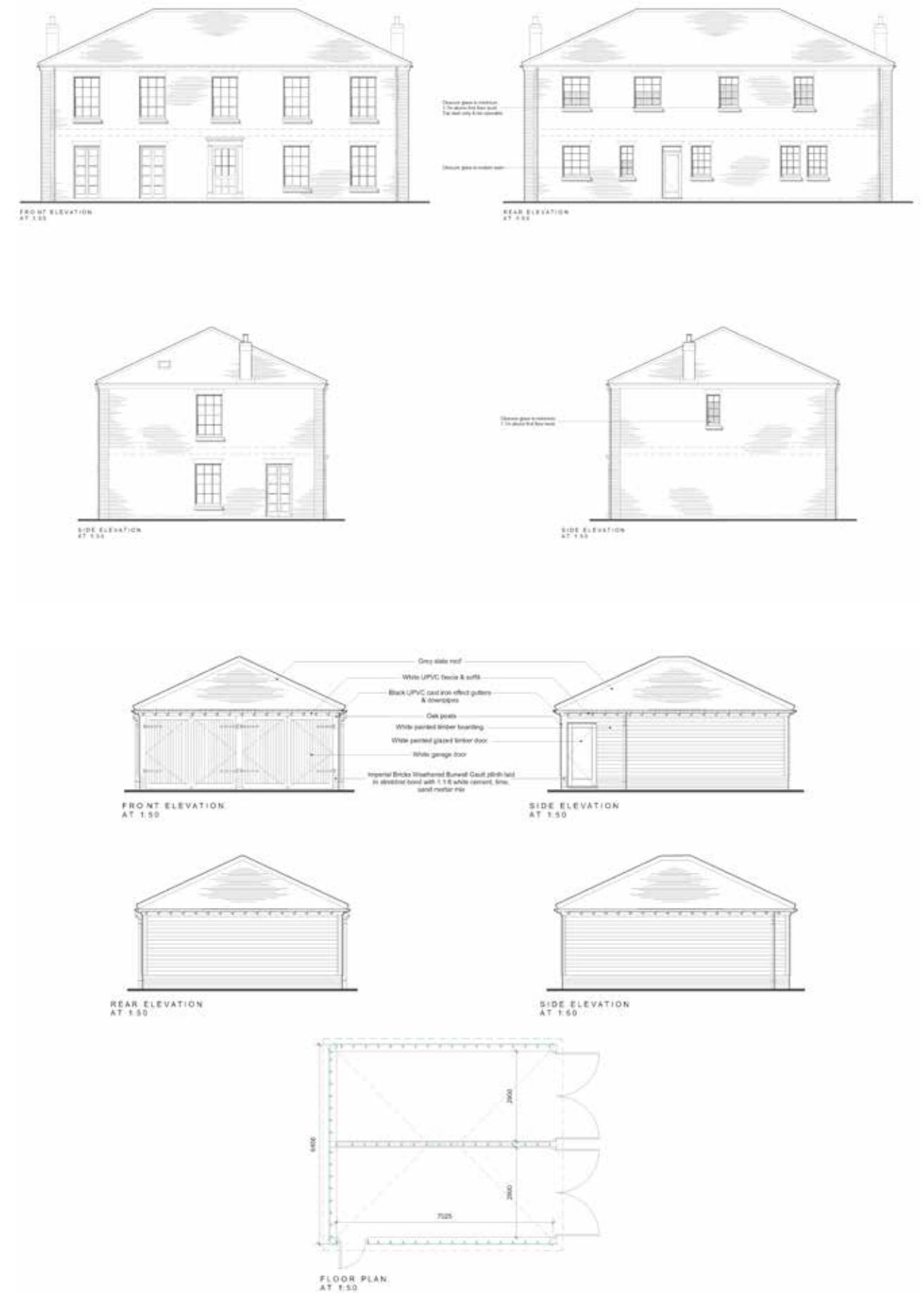
Hidden away in the infamous Golden Triangle area of Norwich is this unique opportunity to build a two storey Georgian inspired home of approximately 3,000 sq. ft. The only reserved matter still to be addressed relates to the landscaping of the property.

This is probably the finest single-dwelling plot available in Norwich, set in a location of the highest calibre. It has a beautiful private drive off Unthank Road, as well as a second pedestrian/ bicycle access l Eaton Park. The plot has a truly rural feel due to its trees and privacy.

We are advised by the owner that utilities are already available on site, although all interested parties should make their own enquiries to confirm this. We are further advised that nutrient neutrality requirements have now been satisfied.

Viewings are strictly by appointment.





Eaton Chase, Norwich

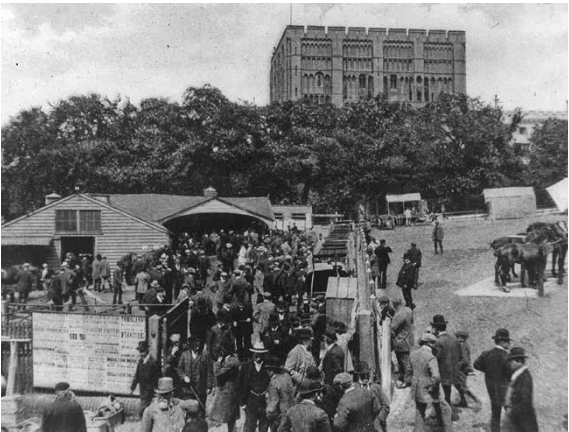
IN THE ANCIENT CAPITAL OF
OUR BELOVED COUNTY

Eaton Chase, nestled within Norwich's coveted Golden Triangle, offers an address defined by heritage, prestige, and timeless appeal. This celebrated quarter of the city is renowned for its tree-lined avenues, elegant period homes, and vibrant community, creating a sought-after setting that combines history with modern living. Just moments from the cultural heart of Norwich, residents here enjoy independent shops, artisan cafés, and a thriving local spirit that has long defined the area.

The Golden Triangle has consistently ranked among the most desirable places to live in Norwich, with Eaton Chase at its centre. This part of the city sits close to the River Yare and the River Wensum, their winding paths connecting neighbourhoods rich in history and charm. Norwich itself, once England's second largest city in the 11th century, remains the UK's most complete medieval city, its legacy woven through cobbled lanes, grand architecture, and landmarks such as Norwich Cathedral and Elm Hill.

A short distance away lies the University of East Anglia, a hub of innovation framed by striking modernist architecture and home to the acclaimed Sainsbury Centre for Visual Arts. Property in the Golden Triangle spans a wide range - from handsome Victorian townhouses and Georgian-inspired residences to contemporary luxury builds—each contributing to the area's enduring popularity with families and professionals alike.

With direct trains to London Liverpool Street in around 90 minutes and an international airport offering connections across the UK and to Amsterdam, Eaton Chase benefits from excellent transport links. It is a location that perfectly balances exclusivity, convenience, and the captivating charm of Norwich's most prestigious neighbourhood.



Note from Sowerbys



“The chance to design and build your own home on a private road within the Golden Triangle is exceptionally rare.”



SERVICES

Mains electric, gas, water and drainage available on site.

TENURE

Freehold.

LOCATION

What3words: ///dozen.pram.lifts

AGENT'S NOTE

Planning ref: REF 22/00870/O Norwich Country Council
Landscaping to be agreed for reserved matters.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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