

SALES & LETTINGS

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WE BRING PEOPLE AND PROPERTY TOGETHER

Plot 2, Sam Smith Way, Rackheath, Norfolk, NR13 6TA

- SELF BUILD OPPORTUNITY
- CLOSE TO LOCAL AMENITIES
- COMMUTING DISTANCE TO NORWICH
- OUTLINE PLANNING FOR A FIVE BEDROOM PROPERTY

- SOUGHT AFTER LOCATION
- NO BIO DIVERSITY REQUIREMENT
- GENEROUS PLOT OF APPROX. 0.3 OF AN ACRE
- NO VAT OR COMMUNITY INFRASTRUCTURE LEVY (CIL)

A rare and exciting opportunity to acquire a generously sized building plot with outline planning permission for a substantial five-bedroom, two-storey detached home. This is your chance to bring your dream home to life—completely tailored to your personal style, needs, and lifestyle. Whether you're creating a contemporary statement residence or a traditional family home, this self-build plot offers the freedom to design a property entirely unique to you.

The self build plot is exempt from VAT and qualifies for a potential Community Infrastructure Levy (CIL) exemption, subject to a successful application, the nutrient neutrality contribution has already been paid and it does not require a Biodiversity Net Gain contribution, making it an even more attractive proposition for those embarking on a self-build journey.

Nestled at the end of Sam Smith Way, in the ever-popular village of Rackheath, the plot enjoys a peaceful position with lovely country views, while still being just a few miles from the centre of Norwich. This balance of rural tranquillity and urban accessibility makes it an ideal setting for families, professionals, or anyone seeking a quieter pace of life without sacrificing convenience.

The surrounding area is perfect for dog walking and countryside strolls, with open green spaces and walking routes on the doorstep. Families will particularly appreciate the proximity to well-regarded local schools, including Rackheath Primary School and Sprowston Community Academy, as well as the wealth of local amenities nearby—from supermarkets and shops to leisure facilities. Commuters are well catered for too, with Salhouse railway station just a short drive away, offering connections to Norwich and beyond. The nearby A1042 also provides swift access to the A47, linking you easily to the Norfolk Broads, the North Norfolk coastline, and wider regional routes.

This is a truly unique opportunity to build a bespoke home in a highly sought-after location, combining space, views, convenience, and lifestyle. Early viewing is recommended to fully appreciate the potential on offer.

NOT TO SCALE

PLOT 2

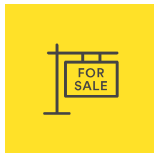
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Shared access right
of way shaded green

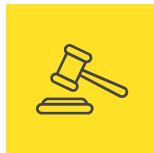




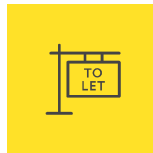
Whether selling, buying or letting, there can be plenty to organise.
Our range of services and our experience of the local market means we can help
or recommend like-minded reputable firms to assist you with your move.



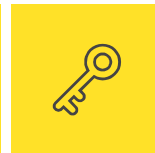
Sales



Property
Auctions



Lettings



Property
Management



Sale/ Rental
Valuation



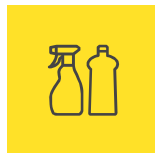
Estate
Administration
(Probate)



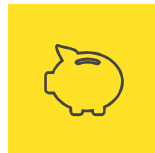
Land & New
Homes



Second Home
Service



Property
Cleaning Service



Mortgages



Solicitors

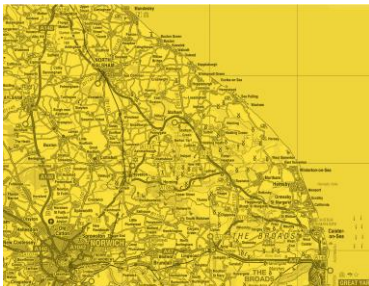


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