



**Land At Taverham Road, Drayton Norwich NR8 6RY**

**welcome to**

## **Land At Taverham Road, Drayton Norwich**

A unique opportunity to purchase a stunning development plot for two detached houses along the Taverham Road, which is a highly desirable location within the village of Drayton, and well served for families, couples, downsizers, and retirees. Furthermore, it offers walking distance to local pubs, shops, petrol station, family run butchers and a Tesco supermarket.

This exciting redevelopment opportunity had full planning permission granted in 2020, and to secure sustainability and to protect the timescale of the plots, the vendor has settled the payment due in respect of the cil liability to the local authority. Therefore, building control has inspected the site and the foundations excavated, and they have confirmed a meaningful start on the site.

These detached plots are offered with stunning views to the rear across the Wensum Valley. A wonderful redevelopment for investors, view now!



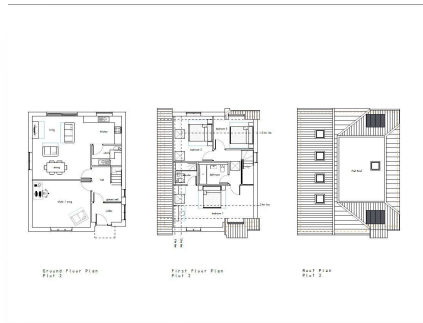
welcome to

## Land At Taverham Road, Drayton Norwich

- Full Planning Permission Granted
- Redevelopment Opportunity
- Erection Of Two New Residential Detached Dwellings
- Building Inspection Completed For Foundations
- Stunning Rear Views Across The River Wensum

Tenure: Freehold EPC Rating: Exempt

# £360,000



### directions to this property:

Upon entering Drayton from the Norwich direction, turn left onto Taverham Road just past the Applegreen petrol station and the land can be found on the right-hand side identified by our W H Brown for sale board.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HEL102825](http://williamhbrown.co.uk/Property/HEL102825)



Property Ref:  
HEL102825 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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