



RESIDENTIAL DEVELOPMENT OPPORTUNITY

White Street, Martham, Norfolk, NR29 4PQ
POA

BROWN & CO

LOCATION

Martham is a popular village in Norfolk set within the Broads National Park. It is situated approximately 9 miles north west of Great Yarmouth and 19 miles north east of Norwich.

The site is located on the northern side of Martham immediately to the north east of White Street opposite The Parish Church of Saint Mary the Virgin Martham. The site abuts residential property to the north, south and west and agricultural land on the north eastern side.

The site extends to approximately 2.17 hectares (5.36 acres) and comprises arable land together with an existing farm yard and agricultural buildings together with an existing barn.

PLANNING

The site benefits from planning permission from Great Yarmouth council, reference 06/17/038/F for “conversion of existing barn to two dwellings and erection of forty four dwellings and associated infrastructure”.

The planning permission’s conditions are specific in regard to layout and design adopting contemporary houses with the use of natural materials.

The Church Farm Road (byway) will be a pedestrian and cycle route through the site with a new vehicular access to the eastern boundary.

The Section 106 is available on request. There is no CIL.

The relevant planning and technical documents with plans and a schedule of accommodation are available in the information pack.

METHOD OF SALE

The site is available for sale as a whole by private treaty.

SERVICES

All available information we have regarding services is within the information pack, however, purchasers should make their own enquiries of the utilities, suppliers to verify capacity and supply.

EASEMENTS AND RIGHT OF WAY

The site will be sold with the benefit of all easements, covenants and rights of way whether known and unknown.

INFORMATION PACK

All planning and technical information can be obtained from the selling agents by way of a link to our data room. Please call or email to register your interest and to arrange access.

TENURE VAT LEGAL COSTS

The property is freehold and vacant possession will be given upon completion.

VAT LEGAL COSTS

It is understood VAT will not be charged on the purchase.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the sale.

VIEWING

Strictly by appointment with the sole selling agents:-

Henry Cockerton

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MASTER PLAN
LAND AT WHITE STREET MARTHAM

LOCATION PLAN - LAND AT WHITE STREET MARTHAM



Site Area 2.17ha

IMPORTANT NOTICES

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