

01603 629871 | Norwich.Office@Brown-co.com



Not to scale - for information purposes only

Indicative Layout

Land at Church Street, Great Ellingham, NR17 1AE **FOR SALE**

Rare Development of 5 Detached Houses

- Full implemented planning permission
- Large detached houses
- Adjacent to The Crown pub

0.40 hectares (1 acre) approx.



Location

Great Ellingham is an attractive village situated approximately 15 miles southeast of Norwich on the B1077 via the A11. The neighbouring market town of Attleborough has a full range of local amenities.

The site is situated to the south of the village and has a narrow rectangular shape which backs onto The Crown pub.

Although currently open fields both the field opposite and the fields to the south are likely to be developed for housing.

Planning

The site has an implemented full planning permission from Breckland Council (Ref: 3PL/2022/0518/F) for the erection of seven dwellings and garages. The site is split into two areas with the area to the east for five detached dwellings being the site available for sale.

The site extends to approximately 0.4 hectares (1 acre) and comprises one 3 bed detached house of 1506 sq ft and four 4 bed detached houses of 2217 sq ft.

Services

We have not carried out tests on any of the services or appliances, and interested parties should make their own enquiries of the utility supplies to verify capacities and supply.

Easements

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

VAT

VAT will not be charged on the sale.

Information Pack

All planning and technical information is available to download through our on line data room. Please call or email to register your interest and receive the pack.

Method of Sale

We have been instructed to market the site for sale freehold by way of Private Treaty at a guide of £750,000.

Legal Costs

Each party will be responsible for their own legal costs in the transaction.

Viewing & Further Information

Strictly by appointment with the sole selling agent:-

Brown & Co
The Atrium
St Georges Street
Norwich
NR3 1AB

Andrew Halgh
01603 598258
07817 648442
andrew.halgh@brown-co.com



For further information on sales values contact:

Mason Burrell
01603 598265
Mason.burrell@brown-co.com



West (Front) Elevation

North Elevation



East (Rear) Elevation

South Elevation

Four Bedroom Detached House Proposed Plans & Elevations
2217 sq ft



West (Front) Elevation

North Elevation



East (Rear) Elevation

South (Section)

Three Bedroom Detached House Proposed Plans & Elevations
1506 sq ft

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