

Buxton Road, Horstead
POA



PENDEFORDS
INDIVIDUAL PROPERTY SPECIALISTS



INSIGHT

Pendefords are delighted to offer this three-bedroom detached bungalow, in grounds of approximately 0.8 acre, with outline planning permission for demolition and the erection of three detached dwellings in the village of Horstead.

Located towards the edge of this popular Broadland village, with easy access to local amenities in Horstead and the neighboring village of Coltishall, this development opportunity is ideally positioned to appeal to a broad range of prospective purchasers.

The current timber-framed dwelling is scheduled for demolition under the terms of the outline planning consent (Broadland District Council 20201520), to be replaced by three four-bedroomed detached properties set in generous private plots, with mature trees and meadow views to the rear of the site, which is outlined in green on the attached plans.

The area of meadowland shown in blue on the attached plans is also owned by our client, and they intend to retain this for their own private amenity.

The village of Horstead lies alongside the banks of the River Bure, approximately 7 miles north of the cathedral City of Norwich. Horstead has

a parish church, highly-regarded public house, delicatessen and florist, all within walking distance of this bungalow, whilst the neighbouring village of Coltishall offers a wide range of local shops including a butcher, pharmacy, greengrocer, hair salons, and a range of hospitality venues.

Horstead has good transport links, with regular bus services and near access to the Norwich Northern Distributor Road, providing car and taxi routes to Norwich City centre, the wider county of Norfolk, and Norwich International Airport, offering easy access for business and leisure travel.

Closer to home, this property is well-located to access the Broads network, just a short stroll from the River Bure, which is popular with kayakers and canoeists. On land, country walks and cycle rides are easily accessible thanks to a nearby network of quiet country lanes.

This property is exclusively represented by selling agents Pendefords - The Individual Property Specialists, and viewing is strictly by appointment.

Tenure: Freehold

Council Tax Band: E





These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only. Potential buyers are advised to recheck measurements before committing to any expense. 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. 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.



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