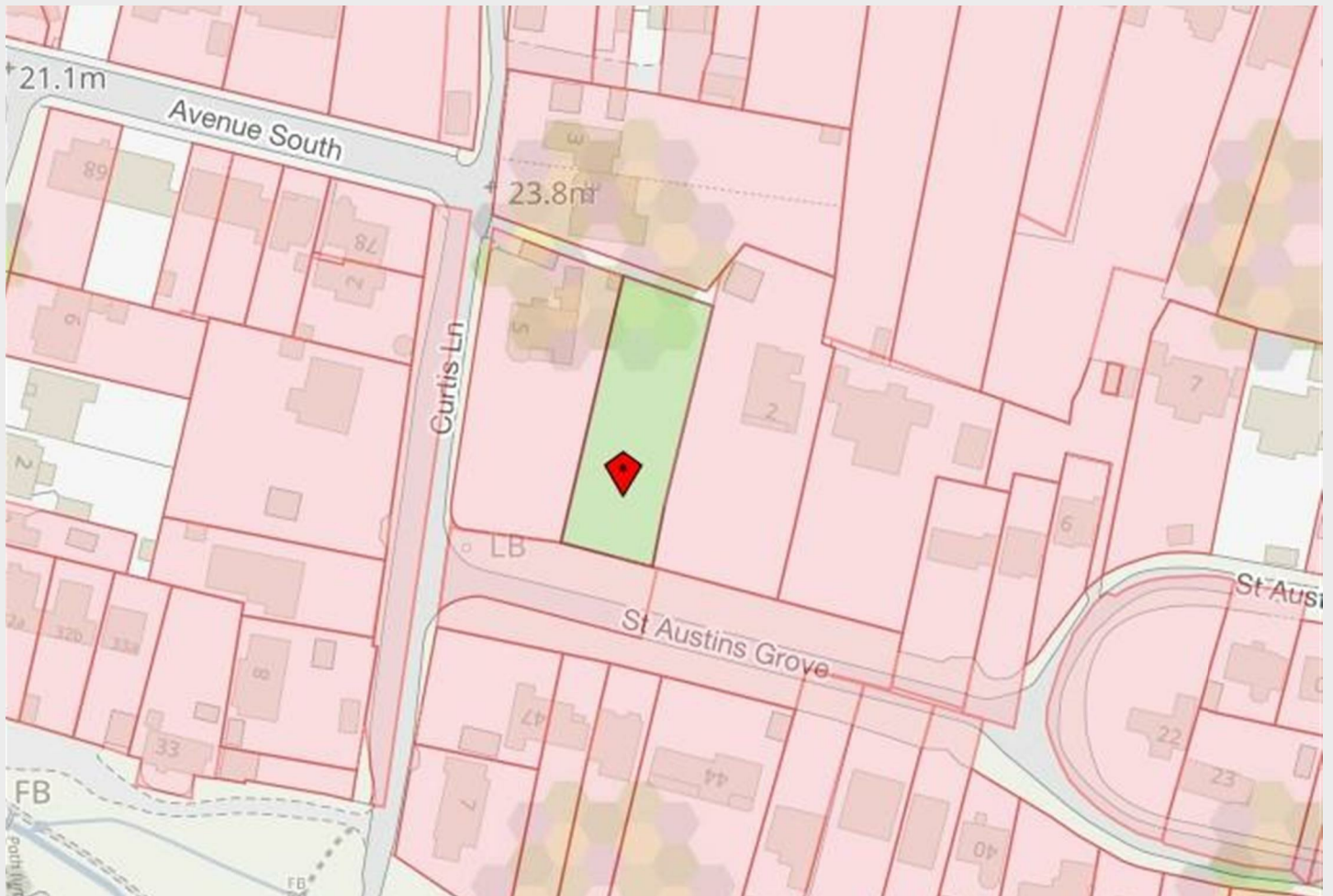


Arnolds | Keys



Building Plot, St. Austins Grove, Sheringham, NR26 8DF

Offers Over £230,000

- Building plot
- Highly favoured location
- Southerly aspect
- Full planning permission
- Gently sloping site
- Close to Beeston Common
- Walking distance of Beach
- Detached single storey dwelling

St. Austins Grove, Sheringham NR26 8DF

A rare opportunity to acquire a BUILDING PLOT in this highly favoured residential location, close to Beeston Common and within walking distance of the Town Centre and Beach.

The plot measures approximately 166 ft x 56 ft (average) and planning permission was granted in 2015 for the erection of a detached bungalow (Planning reference PF/15/1428). This permission is current as sufficient work has commenced.

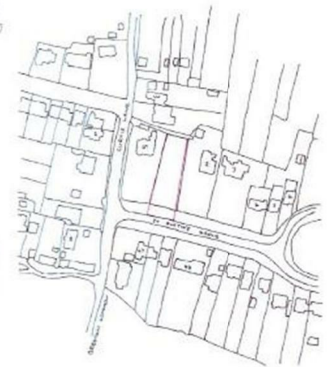
Proposed Erection of Detached Bungalow at Land Adjoining 2, St Austin's Grove, Sheringham.



Facing South

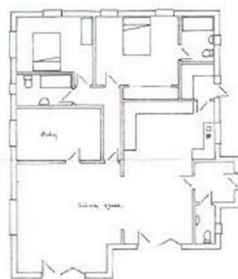


Location
1 1250



1 100

Facing West



Facing East



Floor Plan

Materials

- Walls - Brickwork, painted under eaves and in recessed bay, in front, white on remaining face.
- Roof - Red Asphalt, clay tiles.
- Roofing - in white painted, copper, aluminium, Pvc, sprayed down a red steel frame.



Facing North

LOCATION

St. Austins Grove is a highly favoured location and boasts a number of character properties, a number of which were designed by the famous architect John Sidney Brocklesby. Beeston Common lies just to the South, an area designated as Specific Scientific Interest with pathways leading to the Town centre. The beach is also within walking distance. Access to the plot is from St. Austins Grove itself and there is a further pedestrian (only) access to the rear of the plot from Curtis Lane.

EXISTING PERMISSION

Planning permission was obtained in 2015 for the erection of a detached bungalow; the design of which provides an open plan Lounge/Kitchen/Dining area, three Bedrooms, Cloakroom and Bathroom. Applicants may wish to re-submit alternative plans but will need to be aware that there is a Covenant on the plot dating back to 1988 restricting any subsequent building to a single storey private dwellinghouse.

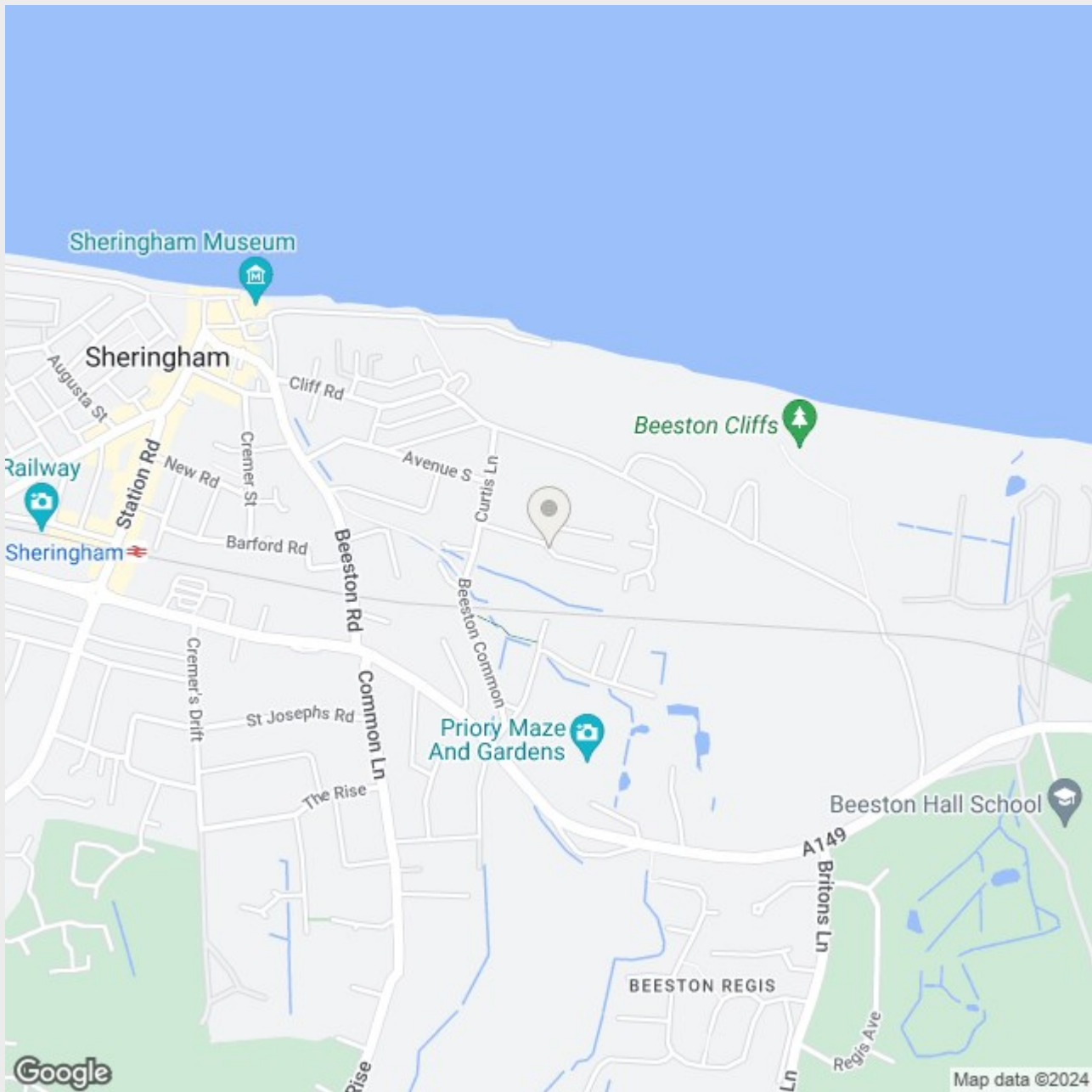
AGENTS NOTE

The land is freehold and we understand that, subject to the relevant application, all main services are available.

VIEWING

For safety reasons, the site is currently secure and access to the land is not permitted without prior appointment. However, it may be viewed from the boundary fencing without prior permission.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

