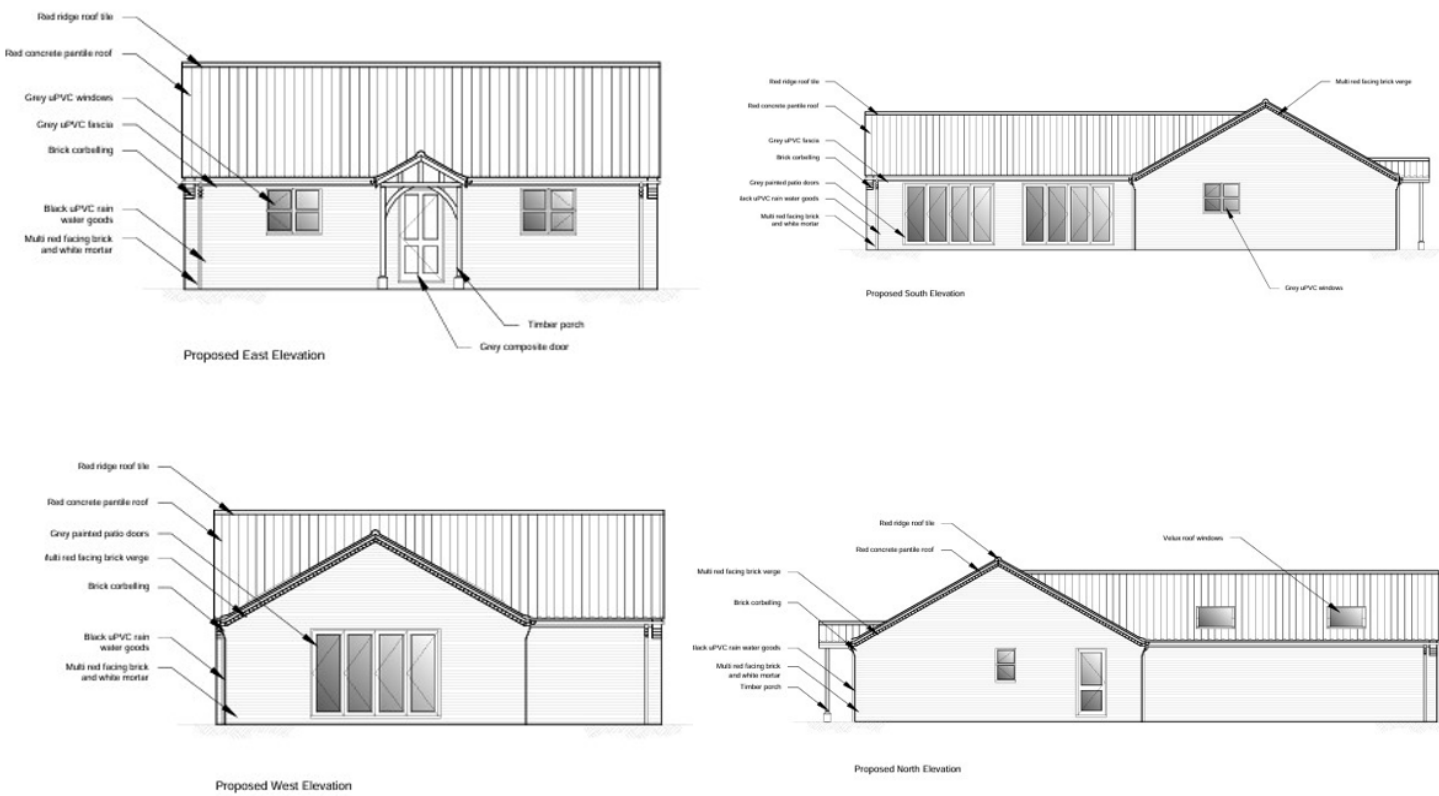
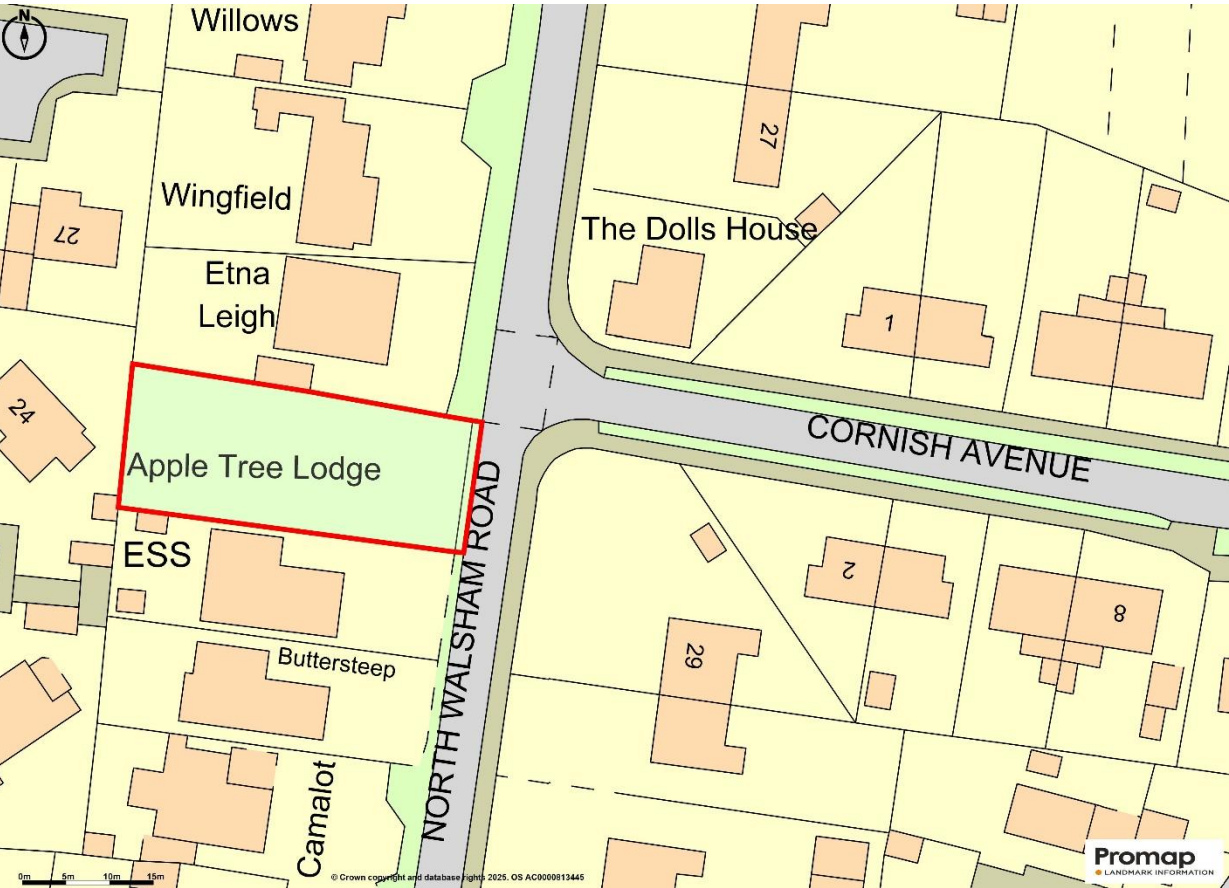




Residential Development Plot

Consent for one dwelling 130.65m² (1,406sqft)

Residential
Development

For Sale

GENEROUS BUNGALOW
DEVELOPMENT PLOT WITH
RESERVED MATTERS
APPROVED

IDEAL SELF-BUILD
OPPORTUNITY

2.5 MILES FROM THE
COAST

THREE BEDROOM SCHEME
OF 1,406SQFT

LOCATED WITHIN POPULAR
NORTH NORFOLK VILLAGE

Land On The West Side of North Walsham Road,
Trunch NR28 0PL

An opportunity to acquire a building plot with approved planning permission to develop close to the popular north Norfolk coast.

Trunch is a traditional Norfolk village situated just a few miles from the market town of North Walsham and within easy reach of the coast. The village offers a strong sense of community, with amenities including a local shop, pub, and the historic St. Botolph's Church at its centre. North Walsham provides a wider range of services, supermarkets, schools, and transport links, including a train line to Norwich and the coast.

Note: Arnolds Keys for themselves and for the vendors or lessees of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.



Description

The site extends to approximately 0.08 hectares (0.20 acres) and is positioned on the western side of North Walsham Road, within the established and attractive North Norfolk village of Trunch.

The approved scheme provides for a three-bedroom family home, offering open-plan living accommodation. Connections to mains services are available nearby, purchasers are advised to undertake their own due diligence and further investigations.

Planning

Planning Reference: PF/21/1469

Approved planning permission for a Single storey detached dwelling and garage.

For detailed enquiries, please contact North Norfolk District Council planning department.

North Norfolk District Council
Holt Road
Cromer
Norfolk
NR27 9EN
Tel: 01263 513811

<https://www.north-norfolk.gov.uk/section/planning>

Terms

The freehold interest in the property is available for sale at **£165,000 exclusive**.

Legal Costs

Each party to bear their own costs

VAT

VAT is currently payable and will be charge in line with current legislation.

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

Harry Downing

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DDi: 01603 216806

Sue Hall

sue.hall@arnoldskeys.com

DDi: 01263836929

SUBJECT TO CONTRACT - HRD/njr/120

