



welcome to

Development Site at 14 Hall Lane, North Walsham, NR28 9DT

- Located in a convenient town centre location
- Cleared site ready for construction
- Planning Permission (Ref: PF/17/1996)
- All reserved matters discharged
- 7 unit site

Tenure: Freehold
EPC Rating: Exempt

OIEO £350,000

For further information please contact
James Rogers ON 07814 635725

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Property Ref:

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. 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. 5. Where an EPC, Home Report or, under former legislation a Home Information Pack (HIP), is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a HRP or Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, 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.

William H Brown is delighted to offer for sale a building site with full planning permission and discharged reserved matters for the erection of 7 dwellings in the market town of North Walsham.

An individual building site with full planning permission and cleared reserved matters for the erection of 7 dwellings in central North Walsham. The planning consent required the demolition of a retail unit which has been undertaken and as such the planning consent is extant. The consent allows for the erection of a mix of terraced, semi-detached and flat dwellings.

The location of the site itself, located within close proximity to the town centre, provides easy access to several amenities including schools, supermarkets, public houses, leisure facilities, local shops and many more. North Walsham also benefits from a strong bus network as well as its own train station for those looking to travel/commute.

A Dropbox link containing full planning and technical information is available upon request. Viewing is strictly via prior appointment only.



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