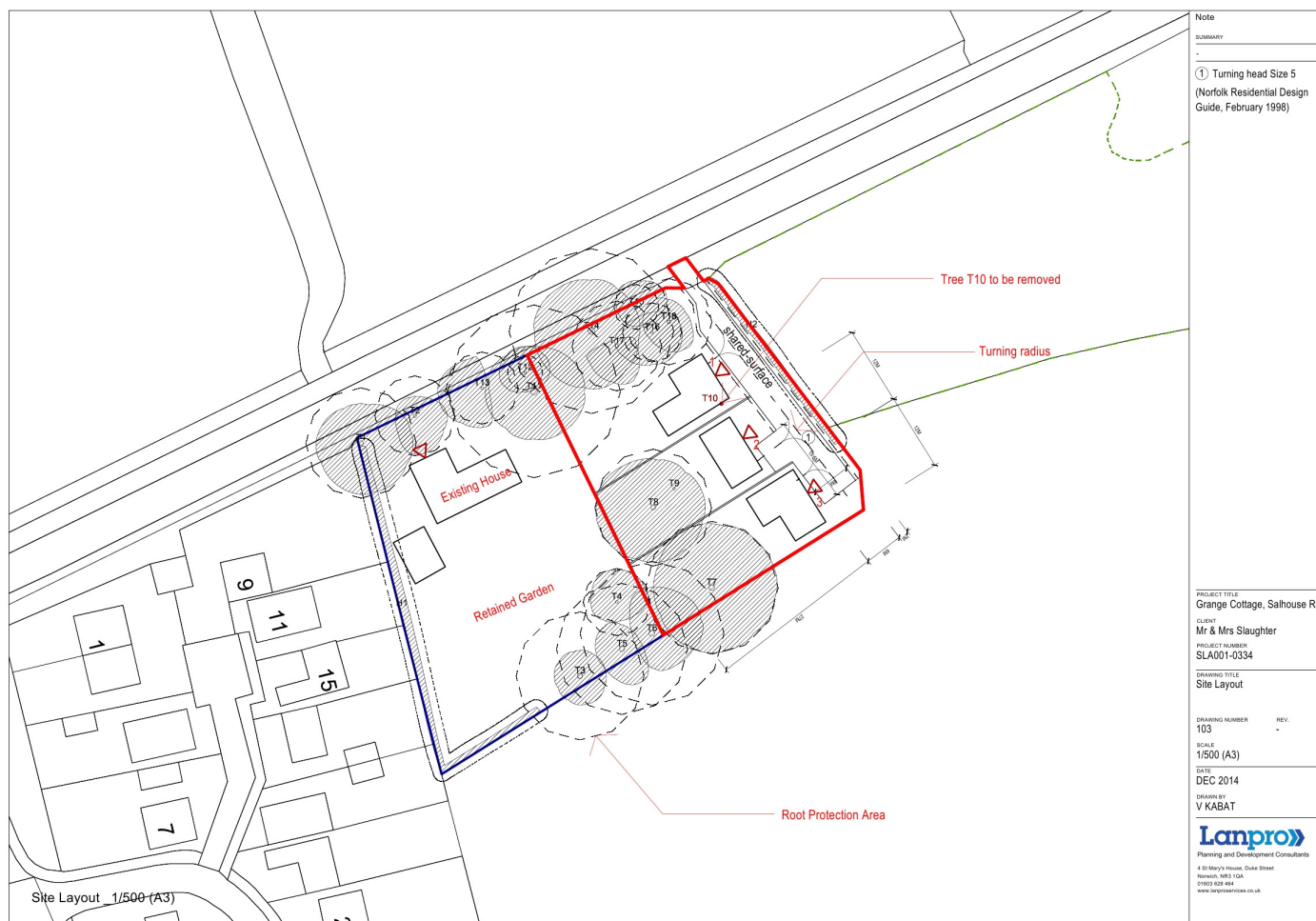


01603 629871 | andrew.haigh@brown-co.com



## RESIDENTIAL DEVELOPMENT FOR 3 HOUSES SALHOUSE ROAD, Sprowston, NR13 6LA

FOR SALE

GUIDE PRICE £375,000 ONO

- 0.4 acres with Outline Planning Permission for 3 houses

0.4 acres

0.17 hectares

## Location/Description

The property is situated on the boundary of Sprowston fronting Salhouse Road, approximately 2½ miles north-east of Norwich city centre.

This is a popular residential location offering good services into the city centre together with being close to a 24 hour Tesco Supermarket. Salhouse Road also leads directly into Norfolk's Broadland area.

The site is rectangular in shape and extends to approximately 0.4 acres.

Opposite the property on the other side of Salhouse Road is woodland and to the rear open farmland, although this is expected to be developed for houses in the future.

## The Opportunity

The site benefits from two Outline Planning Permissions from Broadland District Council. Application 20142004 grants Planning Permission for the sub-division of the plot and erection of three detached dwellings.

The proposed site layouts show how the site will be divided. The garden to the east will have a separate access and serve three houses. This plot will extend to approximately 0.4 acres.

The Planning Permissions are in outline only and allow considerable freedom in design.

## Services

Purchasers should make their own enquiries of the utility suppliers to verify capacity and supply.

## Easements

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

## Method of Sale

The site is available for sale freehold by way of private treaty.

## Information Pack

All the planning and technical information is available from the vendor's agent. Please call or email to register your interest.

## VAT

VAT will not be charged on the purchase.

## Legal Costs

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

## Viewing & Further Information

Strictly by appointment with the sole letting agent:-

### Brown & Co

The Atrium  
St George's Street  
Norwich, NR3 1AB  
Tel: 01603 629871



**Andrew Haigh**  
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