WELCOME TO SHROPHAM VIEW

Situated in the heart of Shropham, which is a small rural village located on the outskirts of Breckland. This is a perfect opportunity for someone looking to build their dream home on one of six individual serviced building plots. Each plot is being offered for sale with detailed planning to provide a detached home with garaging or covered car parking and measure from 680m²-803m².

LOCATION

The village of Shropham is only a few minutes’ drive from the A11/M11 link road between Norwich and London. The centre of Norwich is approximately 20 miles away and virtually every facility including mainline railway stations, a variety of shops and leisure and sports activities can be found in the thriving market towns of Attleborough and Thetford. Shropham lies on the edge of Breckland which is one of the great natural areas of Britain, featuring Thetford Forest, the Peddars Way, nature reserves and ancient heathland – perfect for cycling, walking, horse-riding, bird-watching and picnics. Local attractions include Banham Zoo and Bressingham gardens and Steam Museum.
PLOT 1 | SHROPHAM VIEW
TWO BEDROOM DORMER BUNGALOW

FRONT ELEVATION AS PROPOSED

REAR ELEVATION AS PROPOSED

SIDE ELEVATION AS PROPOSED

FIRST FLOOR AS PROPOSED

GROUND FLOOR AS PROPOSED
IMPORTANT NOTICES

Brown & Co and the Vendors or Lessors of this Property give notice that:

1. These particulars are given in good faith and are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees. They do not constitute an offer or contract or any part of an offer or contract. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, buildings, addresses and other matters affecting the property should be verified by professional or other qualified persons. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and other matters affecting the property prior to purchase during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars.

2. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property, making further enquiries or submitting offers for the Property. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated.

3. Intending Purchasers or Lessees should not rely on any statements made in these particulars or by Brown & Co. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property.


5. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars.

6. All plots are sold subject to the Contract for the Sale of Land and Agriculture (Scotland) Act 1989, to all other relevant planning and building regulations, and to all other relevant or applicable third party agreements and rights.

GENERAL STIPULATIONS

Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

DIRECTIONS

Leave Norwich via the A11 Newmarket Road, continuing past Wymondham and Attleborough. Beyond Attleborough, take the next slip road off the A11, signposted to Shropham. At the ‘T’ junction at the end of the slip road, turn right into Hargham Road and follow this road into Shropham. Upon reaching Shropham the plots will be found on the left hand side just before Church Road.

SERVICES

Each plot will be connected to mains water and electricity for which contribution of no more than £8,500 will be paid by the purchaser on completion of purchase. Drainage will be by private drainage system and is the sole responsibility of the purchaser.

PLANNING

Detailed planning has been approved for six dwellings. The planning reference is 3PL/2018/1071/F dated 12/04/2019. All relevant documentation can be viewed on Breckland Councils website.

SHROPHAM VIEW

ACCOMMODATION AND AREAS

<table>
<thead>
<tr>
<th>PLOT</th>
<th>ACCOMMODATION</th>
<th>GIFA</th>
<th>PLOT AREA (STS)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plot 1</td>
<td>2 Bedroom - 1 1/2 Storey House</td>
<td>110m²</td>
<td>680m²</td>
</tr>
<tr>
<td>Plot 2</td>
<td>3 Bedroom - 2 Storey House</td>
<td>136m²</td>
<td>800m²</td>
</tr>
<tr>
<td>Plot 3</td>
<td>3 Bedroom - 2 Storey House</td>
<td>130m²</td>
<td>803m²</td>
</tr>
<tr>
<td>Plot 4</td>
<td>3 Bedroom - 2 Storey House</td>
<td>130m²</td>
<td>800m²</td>
</tr>
<tr>
<td>Plot 5</td>
<td>3 Bedroom - 2 Storey House</td>
<td>136m²</td>
<td>802m²</td>
</tr>
<tr>
<td>Plot 6</td>
<td>3 Bedroom - 2 Storey House</td>
<td>136m²</td>
<td>803m²</td>
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</tbody>
</table>

NOTES:

Additional amenity land may be purchased by separate negotiation. A measured survey of the site has not been carried out and therefore purchasers should satisfy themselves as to the accuracy prior to purchase. All site survey works will have been carried out by Plandescil at a cost of £2,500 per plot. This is to be paid by the purchaser on completion of purchase.

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