

# LAND ADJOINING OLD CHURCH ROAD, TERRINGTON ST JOHN, NORFOLK

A fantastic and currently all too rare opportunity to acquire  
a development site with Outline Planning Approval for 7  
dwellings in the West Norfolk village of Terrington St John

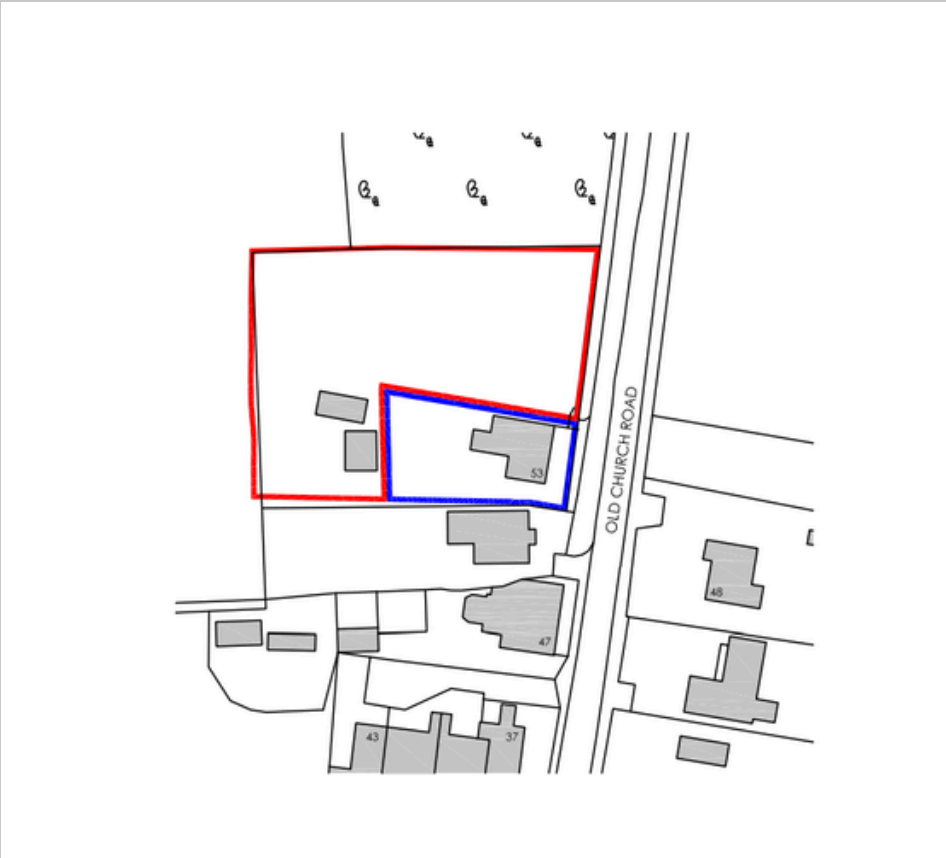
LOCATION

Situated to the west of Old Church Road the site is well located in a central yet rural setting in the idyllic countryside village of Terrington St John which benefits from a selection of local amenities such as surgery, public house, restaurant, pharmacy, takeaway and local store amongst others. Terrington St John is conveniently located just West of the A47 road, which provides effective and efficient travel across the county for those looking to commute.



PLANNING

The site benefits from a Outline Planning Approval for the erection of 7 dwellings granted on 15<sup>th</sup> November 2024. The planning reference number for the consent is 22/00472/O via the Kings Lynn and West Norfolk Planning Portal.



METHOD OF SALE

The site is for sale by informal tender. Offers should be made in writing via email no later than 12 noon on Friday 15<sup>th</sup> August 2025 to the following:

**James.Rogers@williamhbrown.co.uk**

Offers should clearly state not only the sum offered, but the source of funding and timescales in which prospective purchasers would be able to exchange and complete on the purchase. Offers should also include details of any conditions which are attached to the offer.

DATA LINK

For full copies of the decision notice, planning report, technical drawings and surveys please register your interest in the site via James.Rogers@williamhbrown.co.uk or 07814 635725.

## **NEW HOMES SALES & MARKETING AND PLANNING SERVICES**

In addition to providing full technical information on the site, Regional Land and New Homes Director Andrew Stone will be available to discuss and advise on all aspects of the New Homes Sales & Marketing process including an overview of current market trends and potential Gross Domestic Value of the proposed scheme.

**Andrew.Stone@williamhbrown.co.uk**  
**07768 502362**

Further to New Homes advice, Land and Planning partner Graham Bloomfield will be available to discuss and offer assistance on all aspects of the planning process both at its current stage, and also for any future works required.

**Graham.Bloomfield@williamhbrown.co.uk**  
**07876 816318**

## **VIEWINGS**

Access is strictly via prior appointment only. Accompanied viewings are able to be arranged, please contact the selling agents to arrange a suitable date and time. Online video calls to discuss the site can be held with interested parties and can be arranged by request - please contact the selling agents to confirm a timeslot and receive an invitation to the online meeting.





For more information or to arrange a viewing please contact Dereham LNH on

01362 699999

## AGENTS NOTE:

The seller is under no obligation to accept the highest or indeed any offer on the site.

3 Market Place, Dereham, Norfolk, NR19 2AW  
T 01362 699999 E LNHDereham@williamhbrown.co.uk

Site layouts, plans, and specification are taken from plans which were correct at time of print. All plans within this brochure are not to scale. Room dimensions contained within this brochure were taken off plan in metric. Imperial measurements are for guidance purposes only. The information and imagery contained in this brochure are for guidance purposes and does not constitute a contract, part of a contract or warranty. The developer may choose to alter the layouts and specification of the properties during consultation. Although the developer endeavours to adhere to the specification outlined in this brochure it may be necessary to make amendments to this, and the developer reserves the right to make these changes as and when required throughout the build stages of these properties.

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 will be 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, fittings 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, is held for this property, it is available for inspection at the branch by appointment. If you require a printed version, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either verbal or written 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.