



Yarmouth Road | North Walsham | NR28  
 Guide £575,000

abbotFox

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.



abbotFox Land & New Homes presents this prime residential development opportunity with full planning permission granted for a mix of two and three storey new build townhouses within close proximity of the town centre.

The whole is positioned in a prime location within striking distance of North Walsham town centre. The planning permission was granted in 2023 and can be found via North Norfolk District Council Holt Road, Cromer, Norfolk, Norwich City Council planning reference: Ref: PF/22/2276 and a great benefit to the planning, is it's ready to go. Plots 3 & 4, comprises two, two-bedroom end-terrace houses. Whilst plots 1,2,5,6 comprises Four, three story town houses, accommodation is well arranged on three floors featuring entrance hall, kitchen, open plan sitting & dining room and access to the garden. On the first floor there is one bedroom with study/4th Bedroom and a family bathroom, second floor, 2 further bedrooms with en-suite to master bedroom.

North Walsham is a popular north Norfolk market town situated only a few miles from the north Norfolk coast and Norfolk Broads. The town offers a wide range of amenities including a Waitrose supermarket, leisure facilities, independently owned shops, cafes and restaurants, primary and secondary schools, Sixth Form College, doctor's surgeries and a community hospital. There are regular bus and train services to the cathedral city of Norwich, where a wider range of facilities can be found including an international airport and train station with a direct service to London Liverpool Street.

#### VIEWING

Strictly by prior appointment through the selling agents Abbot Fox Norwich Office.

