




Hempnall Road | Bungay | NR35  
 Guide £135,000

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 unique piece of land measuring just over an acre (stms) which is partly surrounded by an attractive brick and flint wall.

Situated on the edge of Woodton, a popular south Norfolk village just 5 miles from Bungay and 10 miles south of Norwich.

There is electric and borehole for water and drainage on site.

Agents notes:

Selling Fee

Please be aware that the successful buyer will be responsible for paying abbotFox's agency fee of £2,000 + VAT.

Overage

The land is being sold with a 12 year overage payable should the successful buyer secure a planning consent. Planning consent will trigger the payment which will be 50% of any uplift gained as a result.

