




Gurney Road | Norwich | NR5  
**Offers In The Region Of £600,000**

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 development opportunity in Costessey that comes with approved planning permission for the construction of three additional properties on-site. Also included in the offering is a detached chalet bungalow that presents a refurbishment opportunity, making this a versatile and potentially lucrative project for developers and investors alike.

The popular suburb of Costessey is situated just 6 miles from the Norwich City Centre. A host of local amenities are on offer including shops, supermarkets, public houses, restaurants, hairdressers, barbers, dental and doctors surgeries, recreational areas and schooling for ages including secondary education from the Ormiston Victory Academy which was rated "Outstanding" by Ofsted. Regular bus routes service Costessey offering convenient access to the Norwich City Centre. By car, the suburb is located close to Dereham Road and the A47. To the north of the city, Norwich International Airport offers flights to a variety of international and domestic destinations.

#### Planning permission

Planning permission was granted on the above address, known as, 44 Gurney Road, Costessey, Norfolk NR5 0HJ, consisting of proposed single storey side extension and alterations to existing property and erection of 3 no. single storey dwellings including associated garages to the side and rear.

Please note, Application Number 2023/0227 - Date Registered 26th June 2024, that Planning Permissions was granted, this can be viewed on the South Norfolk and Breckland Council's planning web portal, using the above reference.

