



Land Adjacent to 95 Hall Road | | Norwich | NR1 2PW

Offers In Excess Of £175,000

**** GUIDE PRICE £150,000 - £160,000 **** Gilson Bailey are delighted to offer this rare and exciting development opportunity comprising a freehold parcel of land extending to approximately 0.28 acres (0.11 hectares), benefitting from full planning permission for the construction of three two-bedroom houses. Occupying a prominent triangular-shaped site with frontage onto Hall Road, a well-established arterial route on the outskirts of Norwich, the plot is situated within a popular residential area favoured by families and professionals alike. Adding further appeal, the site currently generates an income of £2,625 per annum from three advertising billboards, which are let to a single tenant on a licence agreement terminable upon six months' notice, providing a useful revenue stream prior to development commencing. Offering significant potential in a sought-after location with planning already secured, this is an excellent opportunity for developers and investors seeking a straightforward residential scheme within easy reach of Norwich and its extensive amenities.

Planning permission reference - 24/00374/F



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

Local Authority

Tenure

Freehold