

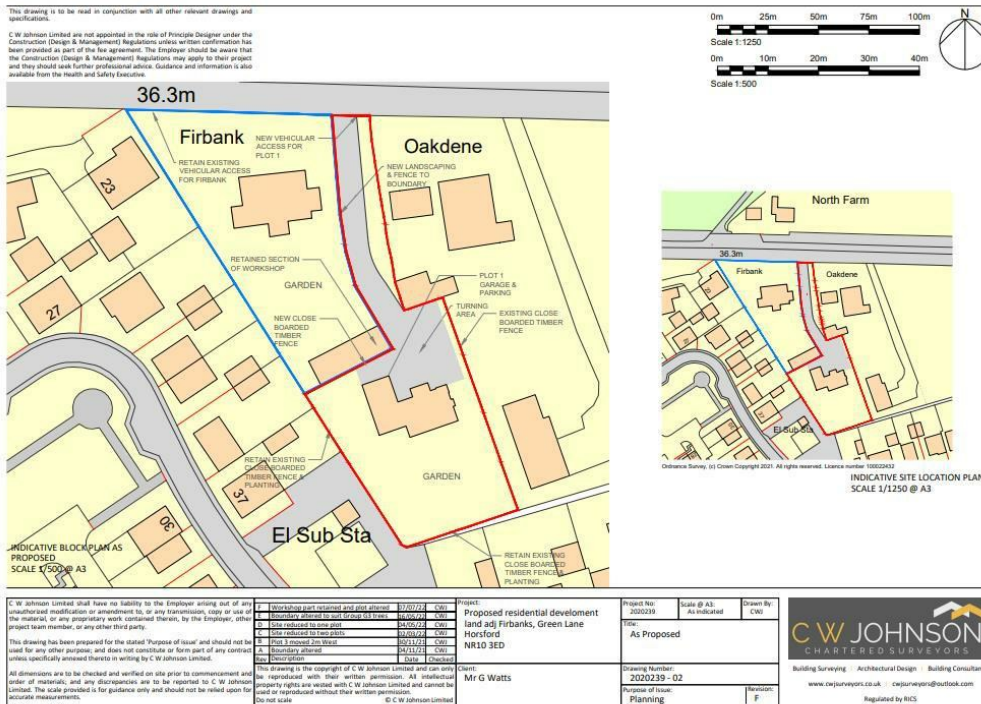
Firbank Green Lane | Horsford | Norwich | NR10 3ED

Guide Price £220,000

****PLOT OF LAND WITH OUTLINE PLANNING PERMISSION FOR LARGE DETACHED DWELLING**** Gilson Bailey are delighted to offer the unique opportunity to build your dream home in a tucked away position down a quiet road in the sought after village of Horsford. The plot is in the region of 0.2 acres (STMS) and has outline planning permission approved for a large detached dwelling. With the flexibility of outline planning, the purchaser has the potential to finalise and personalise the design and layout to suit their specific needs, subject to any additional consents. This is a chance to create a home that blends perfectly with the surrounding village environment while offering all the comforts of modern living.

Planning Details can be found on the Broadland District Council website under the planning number (20212306).





Location

Horsford is a popular village to the north of Norwich with a range of local amenities including village school, village hall, recreation ground, shopping facilities, regular bus services to and from Norwich city centre, ease of access to the new NDR, Norwich ring road and the North Norfolk coast.

Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees.

This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.


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

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

<https://www.gilsonbailey.co.uk>
 01603764444