



Building Plot, St. Austins Grove, Sheringham, NR26 8DF

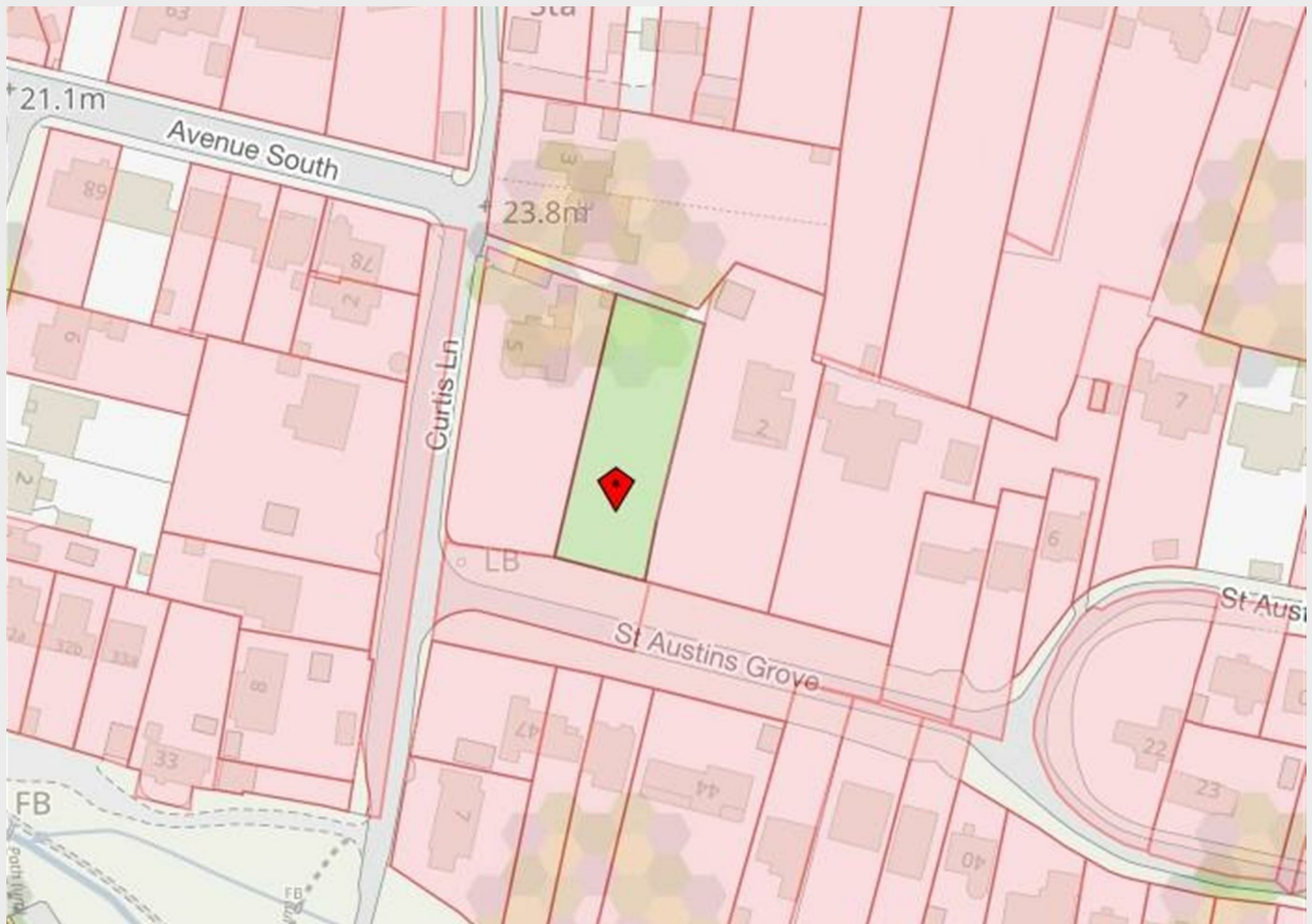
Price Guide £250,000

- Southerly aspect
- Highly sought after location
- Walking distance of beach
- Any dwelling erected must be single storey only
- Rare opportunity to purchase one of the last remaining residential building plots in Sheringham
- Quiet private road
- Close to Beeston Common
- Full planning permission for 3-bed detached bungalow
- Detached single storey dwelling

St. Austins Grove, Sheringham NR26 8DF

A very rare opportunity to acquire a significant BUILDING PLOT in this highly favoured residential location, close to Beeston Common and within walking distance of the Town Centre and Beach. The plot measures approximately 166 ft x 56 ft (average)

Planning permission was granted in 2015 for the erection of a detached bungalow (Planning reference PF/15/1428). This permission is current as sufficient work has commenced.



LOCATION & ACCESS

A very rare opportunity to acquire a significant BUILDING PLOT in this highly favoured residential location, close to Beeston Common and within walking distance of the Town Centre and Beach.

St Austins Grove is widely regarded as one of Sheringham's premier residential addresses. This exclusive private road is characterised by substantial mature plots, attractive detached homes and an elevated setting that affords both privacy and a peaceful environment. Despite its secluded feel, it is just a short distance from the Town Centre, the beach and the surrounding countryside, making it an exceptional location for those seeking a combination of tranquillity, convenience and the very best of North Norfolk coastal living.

Sheringham is one of North Norfolk's most sought-after coastal towns, renowned for its vibrant community, charming independent shops, cafés and restaurants, together with its picturesque seafront, promenade and the famous heritage steam railway. The town offers an excellent range of everyday amenities, including highly regarded schools, doctors' surgeries, leisure facilities and a mainline railway station providing direct services to Norwich.

EXISTING PLANNING PERMISSION

Planning permission was obtained in 2015 for the erection of a detached bungalow; the design of which provides an open plan Lounge/Kitchen/Dining area, three Bedrooms, Cloakroom and Bathroom. Applicants may wish to re-submit alternative plans but will need to be aware that there is a Covenant on the plot restricting any subsequent building to a single storey private dwellinghouse and outbuildings.

AGENTS NOTE

Please note that the primary image is AI generated to show a single storey dwelling on the plot. This is not representative of the current planning permission. The land is freehold and Electricity, Gas and Water is on site. Sewage is not connected.

VIEWING

Viewings are by prior appointment only. The site is secure and located on a private road, therefore access is not permitted without a confirmed appointment.



Proposed Erection of Detached Bungalow at Land Adjoining 2, St Austin's Grove, Sheringham.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.