



BUILDING PLOT, THE STREET, HEVINGHAM, NR10 5NA

In an attractive setting with countryside views to the rear, this single building plot is sold with the benefit of outline planning for self build.

Guide Price : £175,000

The Atrium, St Georges St
Norwich, NR3 1AB
T 01603 629871 | E norwich@brown-co.com



DESCRIPTION

A superb opportunity to acquire a generous single building plot with outline planning permission for the erection of a self-built detached dwelling, ideally located in a sought-after semi-rural setting with countryside views to the rear. Extending to approximately 0.14 acre (subject to measured survey).

LOCATION

Hevingham is a village located approximately 9 miles to the north of Norwich, just off the A140 Norwich to Cromer Road. Amenities in the area include two public houses and Hevingham Primary School. A much wider range of amenities and shopping facilities can be found in the historic market town of Aylsham which is approximately 4 miles away.

DIRECTIONS

Leave Norwich via Aylsham Road, which becomes the Cromer Road, continue over the roundabouts onto A140 continue past Horsham St Faiths and turn left just after the Fox Public house into The Street. The plot will be found on the left hand side opposite Pound Farm.

PLANNING

The planning reference is 20222014 and all the relevant documentation can be viewed on Broadland District Council's website.

SERVICES

We understand that mains water and electricity are available in the area Interested parties should make their own enquiries with the relevant agencies regarding connections.

AGENT'S NOTES:

- (1) Brown & Co cannot be held responsible for the safety of potential purchasers while visiting the site. All potential purchasers are asked to take care while entering the site.
- (2) Plan shown for identification purposes only and not to scale.
- (3) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.
- (4) A measured survey of the site has not been carried out and therefore purchasers should satisfy themselves as to the accuracy prior to purchase.

Viewing strictly by prior appointment with the agent's Norwich office on 01603 629871.



IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/Imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated August 2025. Ref. 064570