Building Plots, Octagon Park

Church Field, Little Plumstead, Norwich, NR13 5FU

BROWN & CO

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A SELECT DEVELOPMENT OF FULLY SERVICED BUILDING PLOTS, OFFERING A UNIQUE OPPORTUNITY TO CREATE YOUR DREAM HOME IN AN EXCEPTIONAL SETTING.

Plots 1,2, 4 and 5 currently available

Guide Price £375,000 per plot

Not to scale - for illustrative purposes only

DESCRIPTION

The Park Land extends to approximately 20 private acres of grass, woodland and a wildflower conservation area. All this is available for the quiet enjoyment of residents. A place to play; ride a bike; kick a football or walk the dog. This is all maintained by the site management Company as part of the Service Charge.

LOCATION

Little Plumstead Village is located in the oldest part of the original village, with C10 Norman village church opposite. There is a cafeteria and village shop in the Walled Garden next to the Church of England primary school. The village pub is 1 mile away and the Gt Plumstead playing field has regular youth football team coaching; a tennis court; Bowls Club and an active Scout Group. Octagon Park is located 5 miles east of the historic city of Norwich on the edge of the acclaimed Norfolk Broads National Park and within easy reach of the wide and dramatic beaches of the Norfolk and Suffolk coastlines. Retaining all the quality of life and the enjoyment on being in the countryside, while easily accessible to all the activities and services of Norwich 'A Fine City'. Norwich and the surrounding counties of Norfolk, Suffolk and Cambridgeshire are served by a comprehensive and wide choice of education provision, with many schools rated 'outstanding' and 'excellent'. The University of East Anglia has a gold rating in the Teaching Excellence Framework. Easy access to the A47 and the dualled A11 provides a fast connection to the east of England motorway (A14) network. 15 minutes to Norwich railway station for a fast (1 hour 40 minute) link to London Liverpool Street Station and the city of London. 20 Minutes to Norwich International airport for internal flights and international flights via Amsterdam Schiphol airport. For those who wish it, there is on site access for helicopter landing and parking.

PLANNING

Planning permission was granted in January 2018 for the planning application reference 2016/2173 for 'the erection of 7 no dwellings with associated access, landscaping and ancillary works'. Since then the original consent has been the subject of various amendment applications, including planning application reference 2019/1053 for the 'variation of condition 2 of planning permission 2016/2173. This is now considered to be the principal consent.

The opportunity exists to amend the details of the consent, via various routes, in order to deliver alternative design proposals that align with the vision of the current approved scheme and principles. Brown and Co are currently delivering alternative design options for the site and are happy to discuss various options and all planning matters in relation to this site.

DIRECTIONS

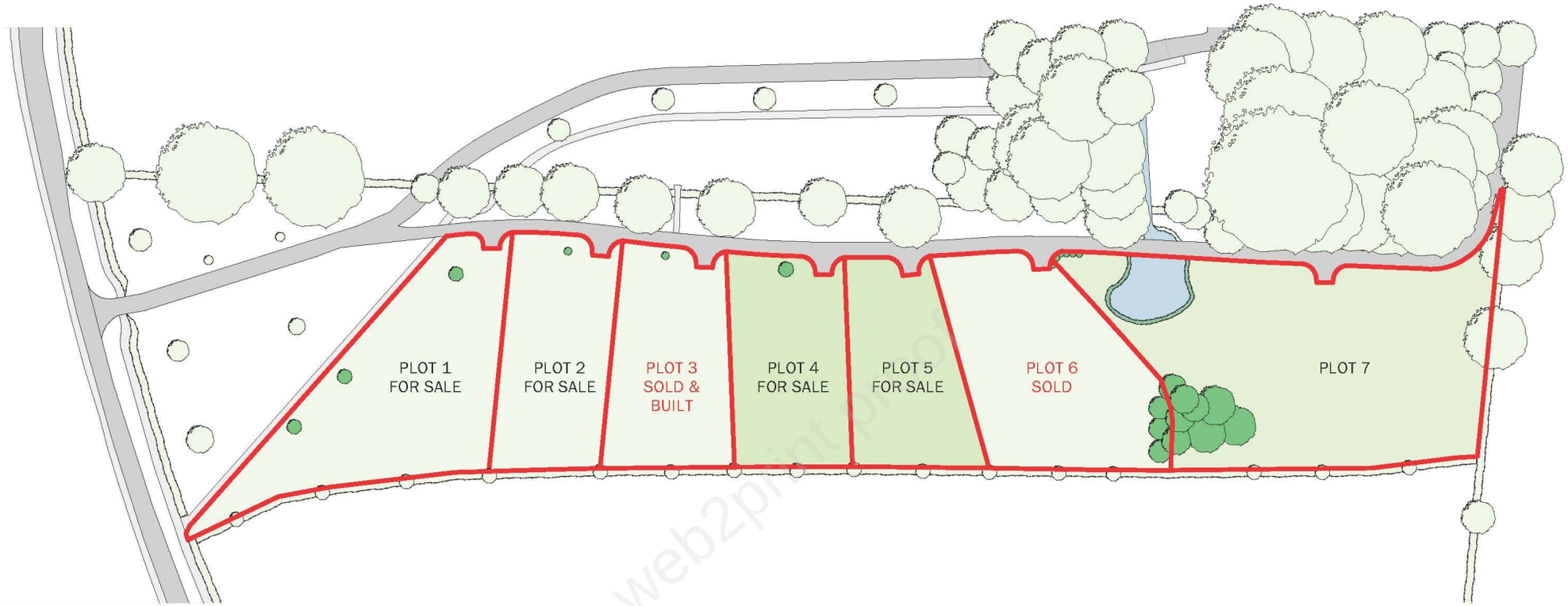
Approaching from the west off the A47, turn left signposted Plumstead and Witton Green onto Church Road. Follow the road and turn right after approximately half a mile past Great Plumstead Church onto Water Lane. Turn left through the gated entrance into Octagon Park. For Sat Nav the postcode is: NR13 5FH.

AGENT'S NOTES:

(1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.

(2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



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