

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

Guide Price £140,000

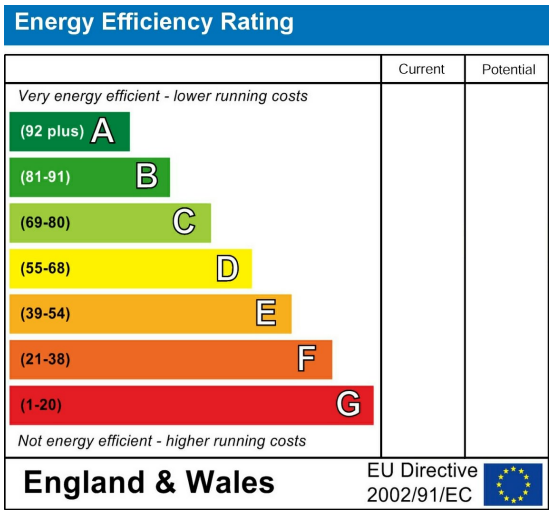
** GUIDE PRICE £140,000 - £160,000 ** HELP TO BUY POTENTIALLY AVAILABLE ONCE BUILT ** Gilson Bailey are delighted to offer this rare and exciting development opportunity comprising a freehold parcel of land extending to approximately 0.28 acres (0.11 hectares), benefitting from full planning permission 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

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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.