



Plot at Abbey Road, Sheringham, Norfolk, NR26 8HH

Guide Price £170,000

Planning permission has been granted (ref APP/Y2620/W/24/3353881) for the erection of a single storey chalet style dwelling and associated works in accordance with the terms of the planning application, (Ref PF/24/0476). Located in this popular seaside town on the North Norfolk coast, the site is a broadly triangular parcel of land close to the junction between Abbey Road and Holt Road. The site occupies an elevated position on land that rises to the rear towards East Court,



Description

Planning permission has been allowed via an appeal (ref APP/Y2620/W/24/3353881) for the erection of a 2-bed chalet style dwelling and associated works in accordance with the terms of the planning application, (Ref PF/24/0476).

The Site

Located in this popular seaside town on the North Norfolk coast, the site is a broadly triangular parcel of land close to the junction between Abbey Road and Holt Road. The site occupies an elevated position on land that rises to the rear towards East Court, a substantial building facing the junction of Abbey Road and Holt Road. To the side of the site is one of a pair of single-storey dwellings set back from Holt Road within the rising land to the front of East Court. Development in the area typically fronts the roads and varies in scale, form and material finish. Buildings are primarily set in from the boundaries with vegetation to the front boundaries. The existing site is largely laid to grass and partly screened from Holt Road.

Title and Tenure

The land is registered under Title Number NK402199 and will provide vacant possession upon completion.

Method of Sale

The property is for sale by Private Treaty.

OFFERS

Offers are invited for the freehold purchase of the site. All offers will need to be confirmed in writing to the seller's sole agent and include the following:

- 1 - Proof of funding.
- 2 - Timescales for proposed planning application, exchange and completion.
- 3 - Proof of ID.
- 4 - Details of Solicitors to be instructed on the purchase
- 5 - Confirmation that a 10% deposit will be paid on exchange of contracts.

Restrictive Covenants

We are not aware of any restrictive covenants that affect the site, but prospective buyers are advised to seek clarification before legal commitment.

Services

Prospective purchasers are to make their own enquiries as to the location/provision of services.

Wayleaves, Easements & Rights of Way

The land is to be sold subject to all existing rights of way, public or private, light support, drainage, water and electricity supplies and allotted rights and obligations, easements, quasi easements and all wayleaves whether referred to or not in the sales particulars. Purchasers will be deemed to have full knowledge and satisfied themselves as to the provisions of any such matters which may affect the property.

VAT

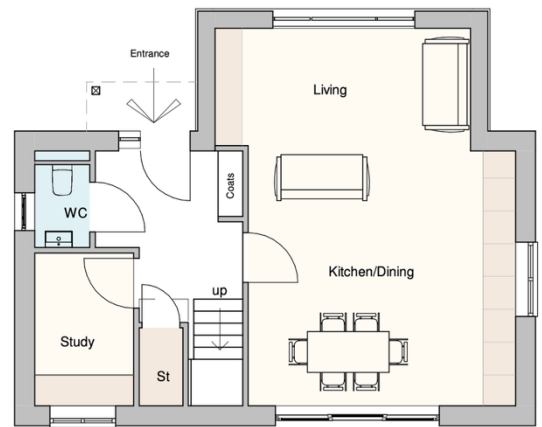
Should any sale of the land or any right attached to it become chargeable for VAT, then such tax will be the liability of the purchaser to settle in addition to the purchase price.

Local Authority

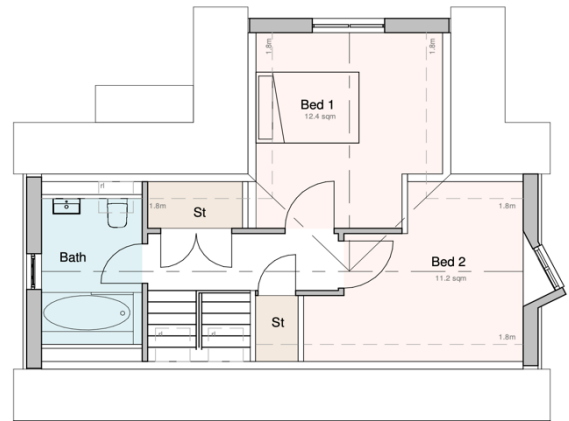
North Norfolk District Council.

Viewings

All viewings are strictly via the seller's sole agent.



Gnd Floor Plan



First Floor Plan



1 Proposed North Elevation
1 : 50



4 Proposed South Elevation
1 : 50

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.