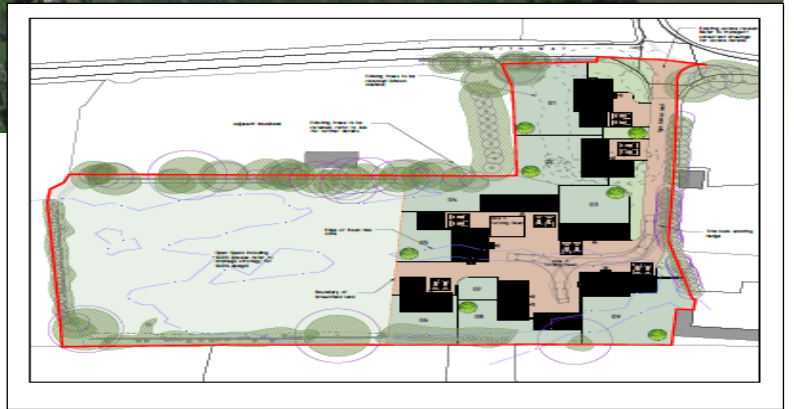




01603 629871 | Norwich.Office@Brown-co.com



Not to scale – for information purposes only



Indicative Layout

Land on West Side of Frith Way, Great Moulton, Norwich NR15 2HE **FOR SALE**

Rare Development of 9 Dwellings in Popular Village

- Detached Houses and Bungalows
- Large Area of Open Space
- Attractive Village

1.16 hectares (2.87 acres) approx.



Location

Great Moulton is situated in south Norfolk, approximately 15 miles south of Norwich via the Ipswich Road (A140).

The site is situated to the north of Great Moulton, accessed at the junction of Frith Way and Frosts Lane. It comprises a former meat factory on an L-shaped parcel of land of approximately 1.16 hectares (2.87 acres). Approximately half of the site is occupied by buildings and hardstanding, with the rest green space.

Planning

The site was granted outline planning permission on 13th January 2021 from South Norfolk Council (Ref. 2020/0751) for 9 residential dwellings with all matters reserved except access, public open space and associated infrastructure.

The indicative scheme is for 2 three bed dwellings of between 90 to 120 sq m (961 to 1,291 sq ft) and 7 four bed detached houses of between 150 to 190 sq m (1,614 to 2,045 sq ft).

We are sourcing an intrusive ground survey, although we are informed the site is clean. We have a quote for demolition and site clearance in the sum of £72,500 plus VAT, together with an asbestos survey for £400 plus VAT. There is a green drainage strategy, although the site is within the nutrient neutrality zone.

Services

We have not carried out tests on any of the services or appliances, and interested parties should make their own enquiries of the utility supplies to verify capacities and supply.

Easements

The site will be sold with the benefit of all easements, covenants and rights of way whether known or unknown.

VAT

To be confirmed.

Information Pack

All planning and technical information is available to download through our on line data room. Please call or email to register your interest and receive the pack.

Method of Sale

We have been instructed to market the site for sale freehold by way of Private Treaty with price on application.

Legal Costs

Each party will be responsible for their own legal costs in the transaction.

Viewing & Further Information

Strictly by appointment with the sole selling agent:-

Brown & Co

The Atrium
St Georges Street
Norwich
NR3 1AB



Andrew Haigh

01603 598258

andrew.haigh@brown-co.com

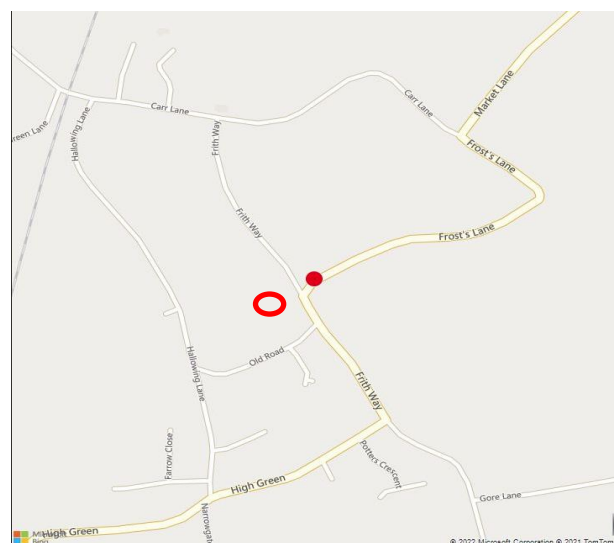
For further information on sales values contact:



Mason Burrell

01603 598265

Mason.burrell@brown-co.com



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 of 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 Single 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: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092. These particulars were prepared on 20 September 2022