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Development Opportunity

6 High Street, Attleborough, Norfolk NR17 2EH

FOR SALE POA

Rare Development/Conversion Opportunity

- Popular market town
- Close to Sainsburys
- Historic Planning Permission for demolition and erection of 11 flats

0.17 acres (0.069 hectares)



Location/Description

Attleborough is a popular market town located on the A11 between Norwich and Thetford.

The site is situated on the High Street, close to the Town Centre at the junction of High Street and Hargham Road. It is opposite a Sainsbury's supermarket and filling station.

The site currently comprises 2 two-storey period houses that have been linked and reconfigured to provide a former shop (Threshers) and residential accommodation. There is also a single storey to the rear.

The original property extends to approximately 4,000 sq ft and comprises a vacant open plan shop and residential with three rooms on the ground floor and 6 rooms off the landing at the first floor. To the rear is the store, which has a flat roof, extends to approximately 740 sq ft. The property has been boarded up for a number of years and is in poor condition.

Externally is a yard which is mostly concrete surfaced.

The site extends to approximately 0.17 acres (0.069 hectares).

Planning

The site previously had planning permission reference 3PL/2018/0331/F from Breckland Council for demolition of shop and flat over, retention of the façade and erection of 11 number flats with bike and bin storage and landscaping. This permission has however lapsed. The scheme has a net area of accommodation of 5,600 sq ft and gross of approximately 7,100 sq ft.

We expect the conservation officer will again, want to retain the façade however we consider this could be challenged depending on the merits of what is being proposed.

Services

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

Easements

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

VAT

VAT will not be charged on the sale.

Information Pack

All historic planning and technical information is available to download through our online 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 George's Street
Norwich, NR3 1AB
Tel: 01603 629871

Andrew Haigh
01603 598261
andrew.haigh@brown-co.com

For further information on sales value contract:

Mason Burrell
01603 598265
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