



01603 629871 | norwich@brown-co.com



Residential Development Land at Northfield Mill

Poynt Close, Wymondham, NR18 0UB

FOR SALE

Rare Development of 8 houses

- Popular market town
- Walk to town centre
- Good access to A11

0.67 acres (0.272 hectares)

Location/Description

Wymondham is a popular market town in South Norfolk approximately 9.5 miles south west of Norwich off the A11 road to London.

The site is situated to the north of the town centre at the junction of Poynt Close and Barnham Broom Road with easy access to Tutttles Lane West which links to the A11.

The site is currently occupied by an old feed mill. Once the building has been demolished and the site cleared it will consist of an irregular but predominantly level site in an established area within walking distance of the town centre.

The site extends approximately 0.67 acres (0.272 hectares).

Planning

South Norfolk Council granted full planning permission ref 2019/2531 for "erection of 8 dwellings and associated garages and parking". The layout shows two detached houses, two semi-detached houses, three terraced houses and a detached bungalow.

There are no Section 106 contributions, however, CIL is applicable.

There are various conditions which are detailed on the Decision Notice.

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

To be confirmed.

Information Pack

All 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

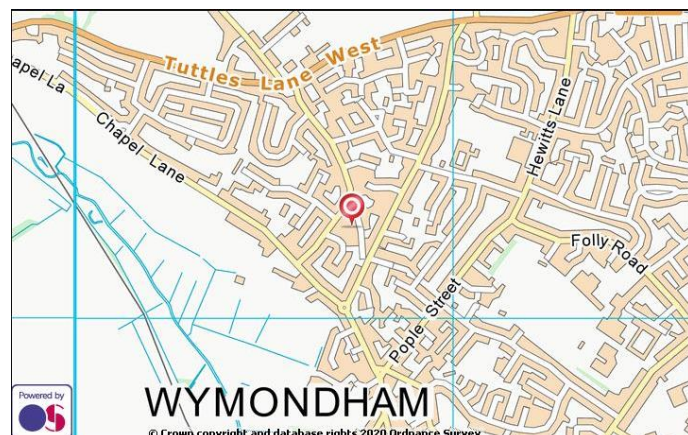
Andrew Haigh

01603 598261
andrew.haigh@brown-co.com

For further information on
sales value contract:

Mason Burrell

01603 598265
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 other 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 or 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 in September 2020.