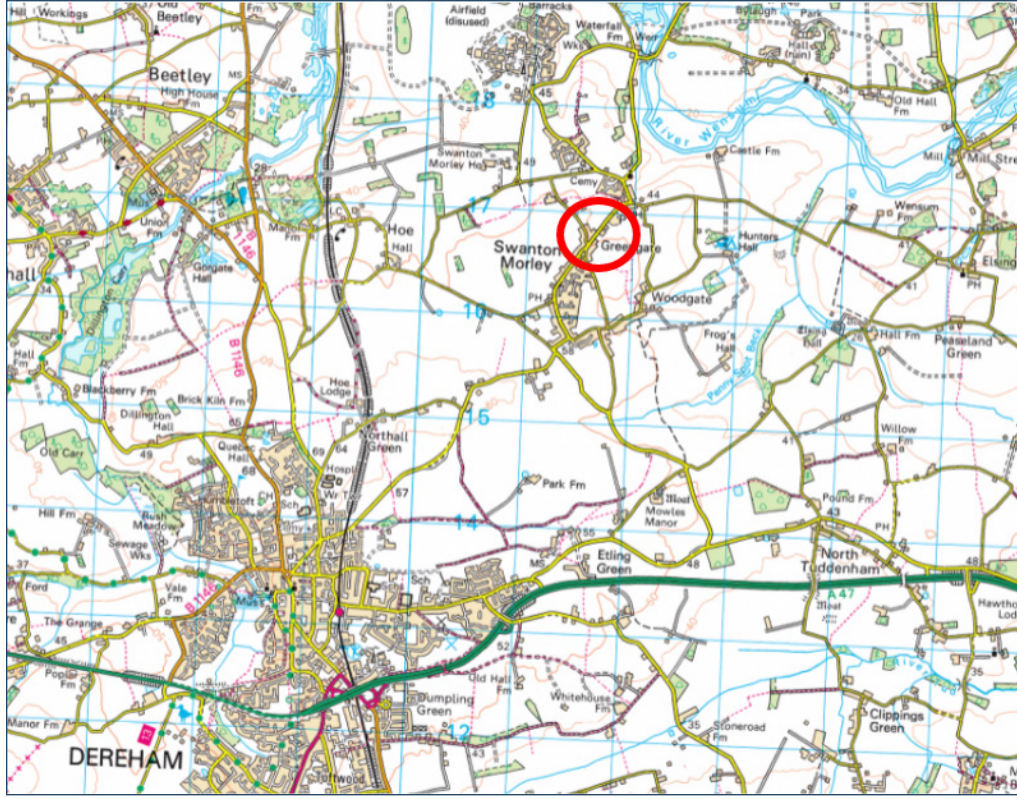




**RESIDENTIAL BUILDING PLOT
SWANTON MORLEY, DEREHAM**

LOCATION PLANS



VENDORS' AGENT



SWORDERS

11 Holkham Studios,
Longlands, Holkham Estate,
Wells-Next-The-Sea, Norfolk
NR23 1SH
T: 01328 85 44 00
E: nell.taylor@sworders.com
E: rosie.smith@sworders.com
E: Paddy.downing@sworders.com

VENDORS' SOLICITOR



WARD GETHIN ARCHER
10 Tuesday Market Place, King's Lynn,
Norfolk, PE30 1JT
T: 01553 667245
E: cameron.green@wga.co.uk

LAND OFF GOOSEBERRY HILL, SWANTON MORLEY, NR20 4PP

A building plot extending to approximately 0.09 hectares (0.22 acres) located to the West of Gooseberry Hill, Swanton Morley, Norfolk with outline planning permission for a single dwelling.

- Located in the village of Swanton Morley
- Approximately 3 miles to Dereham, 15 miles to Swaffham and 15 miles to Norwich.
- Close to Norwich Airport and Norwich Train Station which offers links into London.
- Outline planning permission for a single dwelling (3PL/2017/1548/O).

Swanton Morley offers a range of amenities and services with further facilities located in the nearby town of Dereham. The site is well connected and is in commutable distance from Norwich.

OFFERED AS A WHOLE

VIEWING STRICTLY BY PRIOR APPOINTMENT ONLY WITH THE VENDORS' AGENT

THE LAND



The land extends to approximately 0.09 hectares (0.22 acres) and is located fronting Gooseberry Hill, Swanton Morley, Norfolk. The site benefits from outline planning permission for a single dwelling.

LOCATION

The site is in the village of Swanton Morley. Swanton Morley is in the heart of Norfolk, located centrally between the market towns of Dereham, Swaffham and Fakenham. A residential dwelling is located next to the site with grazing land immediately to the north. Further residential properties are located on the opposite side Gooseberry Hill. There are several facilities within walking distance from the site. This includes two public houses, local shops, primary school, post office and doctors' surgery. A wider range of shops, amenities, schools, and recreational facilities are located in the nearby town of Dereham, which is just three miles away.

There are four bus stops in the village which provides easy access and regular links to Norwich and Dereham. There are frequent and direct services to London from Norwich train station.

PLANNING

The site achieved approval for outline planning permission for the erection of a three bedroom detached dwelling on 20th December 2021. The planning reference is 3PL/2017/1548/O. Further details are contained in the additional information pack.

ACCESS

The residential dwelling would be accessed from a single private drive off the B1147, Gooseberry Hill.

TENURE AND OCCUPATION

The land is available freehold with vacant possession.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is offered subject to and with the benefit of all existing rights of way, wayleaves, and easements, whether or not specifically referred to in these particulars.

The additional information pack contains details regarding the land registry title registered to the land.

BOUNDARIES

The purchaser will be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agent will be responsible for defining any other boundaries.

ADDITIONAL INFORMATION PACK

An additional information pack is available containing copies of the planning documents and approved plans and land registry information.

LOCAL AUTHORITY

Breckland Council,
Elizabeth House,
Walpole Loke,
Dereham,
Norfolk,
NR19 1EE
T: 01362 656870

VIEWING

Strictly by appointment only with the Vendors' Agent
T: 01279 77 11 88
E: nell.taylor@sworders.com
E: rosie.smith@sworders.com
E: paddy.downing@sworders.com

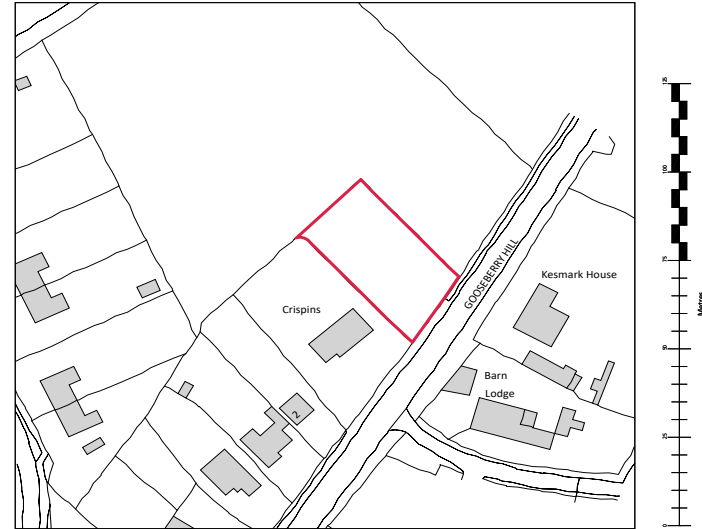
LOCATION AND DIRECTIONS

The land is located within the village of Swanton Morley. From central Dereham, turn left onto Matsell Way. After 290 yards turn left onto Neatherd Road. In 160 yards turn right onto King's Road. After 0.2 miles turn right onto Swanton Road. After approximately 3 miles you will arrive at the destination. The site is on the left-hand side. The what3words location for the site is : <https://w3w.co/posed.stability.atlas>.

PLANS



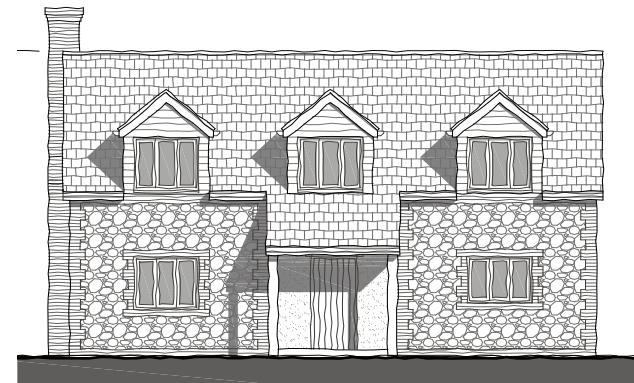
SITE LOCATION



SITE LOCATION PLAN 1:1250



SITE PLAN 1:500



PROPOSED ELEVATION



IMPORTANT NOTICE

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MONEY LAUNDERING

In accordance with Anti Money Laundering Legislation, bidders will be required to provide proof of identity and the address to the Selling Agents.

Particulars produced and photographs taken in February 2023.



SURVEYORS | PLANNERS | ARCHITECTS

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