



Land / Potential Building Plot (STP)

0.017 Hectares (0.041 Acres)

Land

For Sale

TOWN CENTRE LOCATION

POTENTIAL BUILDING PLOT

PLANNING REQUIRED

Land To The Rear - No 7, Market Street, Wymondham, Norfolk NR18 0AJ

The land does not currently have planning permission and it will be the responsibility of the purchaser to acquire the necessary consents.

Wymondham is an attractive market town located approximately ten miles south west of Norwich, along the busy A11, which links Norwich to Thetford and beyond to London.

The land is centrally located behind the main retail street of Wymondham and occupies a prominent position. Nearby occupiers include Warners Financial Services, Spire Solicitors, The Lemon Tree Café and the RSPCA.

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Location and Description

The subject plot of land extends to approximately 0.017ac (0.041ha) and is located to the rear of 7 Market Street in Wymondham.

The land is accessed via an alleyway to the right-hand side of 7 Market Street and currently, there is a storage unit on the site with a parking area.

There is scope for a developer or self-builder to purchase the site and erect a residential dwelling subject to the purchaser obtaining the necessary planning permissions.

Planning

It will be the responsibility of the purchaser to obtain the necessary planning.

Terms

The freehold interest in the property is available for sale at **£50,000 exclusive**.

Legal Costs

The purchaser will be responsible for both parties' reasonably incurred legal fees.

Services

The purchaser will be responsible for investigating the services to the site.

VAT

Our client reserves the right to charge VAT in line with current legislation.

Viewing and further information

Strictly by appointment with the Land & Development Department:

Arnolds Keys 01603 216825

Harry Downing

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SUBJECT TO CONTRACT - HRD/njr//120

