



Sandfield Lane, Eccles, Norwich
Norfolk NR16 2PB

Guide price
£360,000



0.54ac plot
for two
detached houses

Norwich 20 mls, Diss 16 mls, Newmarket 33 mls

PP for 2 detached dwellings set in 0.54ac

Location

The plot is on the edge of the village with just the White House as its immediate neighbour and the former school on the opposite side of the road. Eccles has a train station on the Norwich to Cambridge line and is convenient for access onto the A11 giving a swift route into Norwich, passing Attleborough and Wymondham on the way. It is dual carriageway all the way to Newmarket and the A14 Corridor giving access to Cambridge within an hour or so. 11 miles away is the market town of Diss with its main railway station connecting on the Norwich to London Liverpool Street line.

The Site

The site is part of the garden of Whitehouse and measures 0.54ac (0.220ha).

The scheme

The scheme allows for two detached two storey dwellings each of 182m² (1958ft²) with four bedrooms, three bath/shower rooms and integral garage.

Services

Purchasers should make their own enquiries in relation to the position and availability of services.

Planning

Planning consent was granted on appeal by the planning inspectorate on 7 July 2023 under Appeal Reference APP/F2605/W/22/3309255 for the proposed development of two detached houses.

It should be noted that an application for the approval of the reserved matters should be made to the Local Planning Authority no later than 3 years from the date of permission.

Community Infrastructure Levy (CIL)

Breckland Council has not adopted CIL and therefore there is none to pay. There are minor payments under GIRAMS for which a Unilateral Undertaking has been signed which requires payments amounting to a few hundred pounds

Directions

From Diss through Kenninghall and Quidenham. Follow the road into Eccles and directly opposite the old school turn left onto Sandfield Lane and the plot is immediately on the right. WhatThreeWords - invest.ripen.sweeter

Viewing

Strictly by appointment with the Agent



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