



Development site
The Street
Tivetshall St Mary
Norwich, Norfolk
NR15 2BT

Guide Price £280,000

May sell separately at £145,000 each

A site of 0.096ha (0.24ac) with OPP for two detached dwellings with garages on the edge of this South Norfolk village.



Location

The site is situated on the edge of the village with open fields to the rear. Tivetshall is located in a rural area around eight miles north of the market town of Diss where there is a mainline rail service to London Liverpool Street. Easy access onto the A140 gives a swift route into Norwich to the north or Ipswich to the south.

The Site

The site is 0.094ha (0.23ac) and forms part of the owners garden.

Planning

The site has an Outline Planning Permission for two detached dwellings with integral garaging and it is indicated the properties are likely to be two storey three bedroom houses. The consent was passed by South Norfolk Council On 26.04.2024 under planning reference 2024/0006.

Separation

Should the plots be sold separately, a new planning application will need to be submitted for each plot rather than relying on a submission of reserved matters. This is to ensure CIL and conditions will become applicable to each plot individually.

Community Infrastructure Levy (CIL)

The site will be liable for CIL payments. The rate is approximately £80/m² based on the internal measurements of the house and garaging

GIRAMS

Payments will be required and will dependant on the number of bedrooms. As an example a three bedroom house will be £1489.39.

Affordable Housing

There is no requirement for Affordable Housing in this scheme

Services

We understand mains water, electricity and drainage are available for connection. However, we have not carried out investigations into the capacity of the services and interested parties should make their own enquiries.

Access

The site will have a shared access direct from the Highway

Viewing

Strictly by appointment with TW Gaze.

Freehold under Title No: NK470402

Ref: 2/19699/MS



Important Notice

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While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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