

Two building plots, Burgh Beck Road, Melton Constable, Norfolk NR24 2DQ



A rare opportunity to acquire two building plots in this popular
North Norfolk village

01263 711880

Independent Estate Agents

Pointens

www.pointens.co.uk



The Building Plots

A very rare opportunity has arisen to purchase two building plots in the popular North Norfolk village of Melton Constable. Full planning permission has been granted by North Norfolk District Council to build a pair of semi detached, three storey, three bedroom houses with garaging. The planning permission approval presently allows accommodation comprising an entrance hall, wc, study and kitchen/diner. On the first floor a landing leads to a sitting room and a master bedroom with en suite and on the second floor there are two further bedrooms and a bathroom. Each property will have a good size garden, off street parking and a single garage.

Location

Melton Constable is a small village with local shops including a high quality butcher, a general store and a garage. There is a primary school in the adjoining village of Briston. Melton Constable is situated between Holt and Fakenham. The village was developed in the 1880's as a railway town. It was at the junction of 4 railway routes crossing Norfolk and features brick built terraced houses typical of railway towns of that era. The thriving Georgian market town of Holt is around 4 miles to the north and was first mentioned in the Domesday Book (1066). Holt has an extensive range of shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School. The county city of Norwich is about 20 miles away with fast rail links to London Liverpool Street. Norwich Airport has direct access to most destinations, via Schipol.

Directions

Leave Holt via the Norwich Road and on the outskirts turn right where signposted Hunworth and Quarry. Proceed through the village of Hunworth and through Stody Woods and at the crossroads in Briston turn right. After around one mile, in the centre of Melton Constable, Burgh Beck road will be found on your right hand side just after the village store and fish and chip shop. The building plots will be found immediately on your right hand side, identified by a Pointens 'For Sale' board.

General Information

Attached to these details is an A4 copy of the drawings showing the house plans and elevations as approved by North Norfolk District Council. If, however, a prospective purchaser wishes to view these documents online or, indeed to discuss this planning permission with the council, the reference number is PF/10/0503.

Plans

The scaled plans for the proposed dwelling are available for inspection at the sole agent's office in Holt. Note: working dimensions are not to be scaled from these or the approved drawings and all dimensions must be checked on site. Any changes to the approved plans (PF/10/0503) must be agreed with North Norfolk District Council.

Services: We understand that mains electricity, water and drainage are available for connection to the site. Intending purchasers must verify this with North Norfolk District Council.

Local Authority: North Norfolk District Council, Council Offices, Holt Road, Cromer, Norfolk NR27 9EN tel: 01263 513811 fax: 01263 515042.

Viewing: Strictly via the sole agents, Pointens Estate Agents, 11 Fish Hill, Holt, Norfolk NR25 6BD tel: 01263 711880

Ref: H30304

Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that:

1. These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.
2. Please note that:
 - A) Photographs may have been taken with the use of a wide-angle lens.
 - B) We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.
 - C) Intending purchasers, particularly those who will be travelling some distance, are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

3. No person in the employ of Pointens has any authority to make or give any representations or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.