



Land Adjacent Braemar House Broad Lane, Great Plumstead, Norwich, NR13 5BY

Guide Price £150,000

- FANTASTIC SELF BUILD OPPORTUNITY
- PLANS FOR SINGLE STOREY DWELLING
- MAINS SERVICES AVAILABLE FOR CONNECTION
- POPULAR VILLAGE LOCATON
- OUTLINE PLANNING PERMISSION GRANTED
- CLOSE TO CITY OF NORWICH AND LOCAL AMENITIES

DESCRIPTION

This attractive self build opportunity is ideally situated on a quiet road within the popular village of Great Plumstead, with easy access to the City of Norwich. The plot measures approximately 0.17 acres and is being sold with current outline planning permission for a self build single storey dwelling, with private vehicular access.

The proposed dwelling has been thoughtfully designed to provide spacious and versatile accommodation measuring 155 sq m, comprising three double bedrooms, including a principal room with dressing area and ensuite, a modern family bathroom, utility room, a separate living room and an impressive open plan kitchen/dining/family room designed to form the heart of the home.

PLANNING

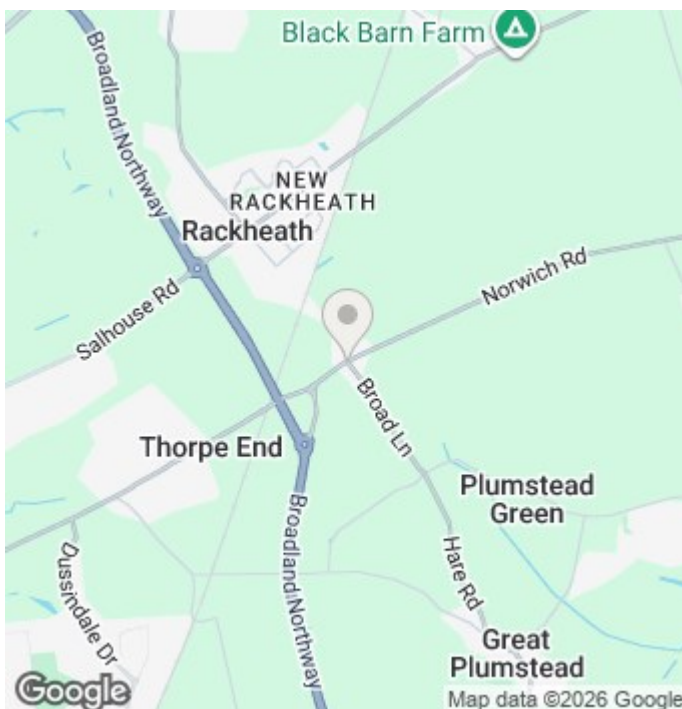
More information on the current plans can be found on Broadland and South Norfolk Planning. Reference number is 2024/0068.

SERVICES

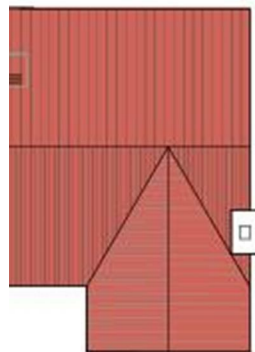
Mains drainage, water and electricity are available to be connected to.

LOCATION

Great Plumstead is a sought after village located to the east of Norwich, known for its attractive rural surroundings, community feel, and historic charm, including the parish church of St Mary. Local amenities are available in nearby villages such as Little Plumstead and Brundall, while everyday essentials, schools, and leisure facilities are all within easy reach. Great Plumstead is particularly well positioned for connectivity, lying approximately 6 miles from Norwich city centre, where a wide range of shopping, dining, and cultural attractions can be found, along with mainline rail services to London. The nearby village of Brundall (around 3 miles) provides additional amenities, including shops, pubs, and a train station, while the A47 is easily accessible for routes towards Great Yarmouth (approximately 18 miles) and the wider Norfolk coastline.



3bed Bungalow 125sqM , 1350 sqft



Floor Plan As Proposed
Scale 1/100

Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.