

6 WEEK COMPLETION



SITUATION

Located in the heart of the Town centre amongst a mix of commercial and residential users fronting Norwich Street and bordering the Love Lane car park. Fakenham is a popular town which lies some 25 miles north-east of Norwich and 22 miles south-west of Cromer with excellent road access via the A148 Trunk Road.

PROPERTY & ACCOMMODATION

A **Part Cleared Site of approximately 0.32 Acres** which is also accessed via Queens Road car park.

PLANNING

Planning Permission was granted on 4th July 2007 for the erection of "six one and a half storey dwellings, eleven flats, conversion of barn to two flats, maisonette, shops and offices".

Copy Plans and Permission available from Auctioneers on request. This provides the following accommodation:

- 1 x 2 Bedroom Cottage
- 5 x 1 Bedroom Cottage
- 2 x Barn Conversion
- 1 x 2 Bedroom Maisonette
- 8 x 1 Bedroom Flat
- 3 x Studio Flat
- 1 x Commercial Building

As the development has commenced, the permission will not lapse.

**Vacant
Development Site**

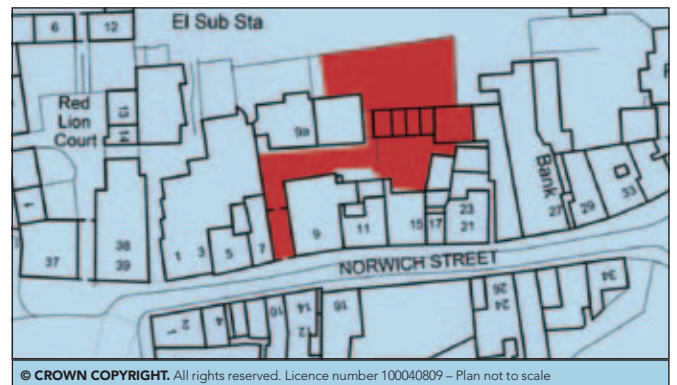
The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

VAT is NOT payable in respect of this Lot

FREEHOLD Offered with FULL VACANT POSSESSION



View along Newmans Yard



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VENDOR'S SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £350 (including VAT) upon exchange of contracts