



## 10 Pipits Meadow, Aldborough, NR11 7NW

Offers In Excess Of £295,000

- DEVELOPMENT OPPORTUNITY
- FOUNDATIONS LAID
- SERVICES CONNECTED
- MEADOW VIEWS
- SOUGHT AFTER VILLAGE LOCATION
- CLOSE TO LOCAL AMENITIES
- DRIVEWAY AND OFF ROAD PARKING
- PLANNING PERMISSION GRANTED FOR THREE BEDROOM DETACHED HOUSE

# 10 Pipits Meadow, Aldborough NR11 7NW

**\*DEVELOPMENT OPPORTUNITY\*** A fantastic opportunity to purchase a building plot with current foundations in place for a three bedroom detached house, ideally positioned tucked away within the sought after village of Aldborough with views of the meadow and woodland.



Council Tax Band:



## DESCRIPTION

The plot is ideally located in a tucked away position within the highly sought after village of Aldborough, on the outskirts of The Green. The current planning grants permission for a contemporary three bedroom detached home measuring approximately 1,700 sq ft to include a multi aspect open plan kitchen/dining/living room with sliding patio doors to front and rear gardens, ground floor shower room, utility room and home office. To the first floor is a family bathroom and three double bedrooms, with the principle room boasting walk in wardrobe/dressing room, ensuite and double sliding glass patio doors onto Juliette balcony. The property is approached via a shared driveway and accessed through a five bar timber gate, with parking for two vehicles to the side of the proposed home. Foundations for the property have already been laid and services partially connected.

## LOCATION

Aldborough is a popular village located approximately 5 miles from the market town of Aylsham and approximately 7 miles from the beautiful North Norfolk Coast. The building plot is situated just off The Green within the village, which offers a pub/restaurant and post office/village shop, a nearby doctors surgery, primary and pre school. The plot can be accessed via a shared driveway or alternatively on foot via a footpath leading directly onto The Green.

## SERVICES

Mains water is connected but needs commissioning by an Anglian Water contractor. Single phase electric supply to TBS cabinet (three phase electric supply is available at source for possible future use). BT ducting and cable has been installed by Open reach ready for connection. There is no mains drainage available, therefore a sewage treatment plant will need to be installed.

Planning reference number is PO/17/0849 dated October 2017.



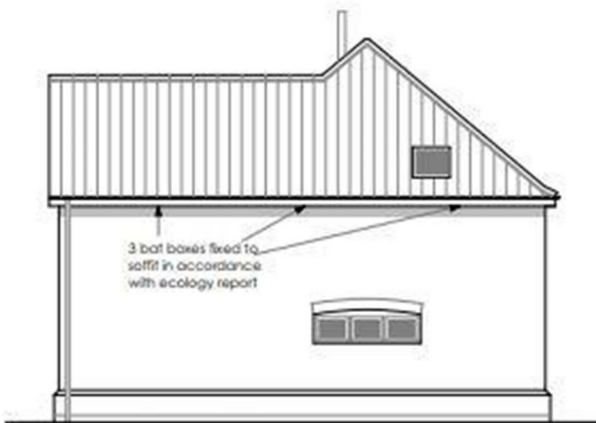


## Viewings

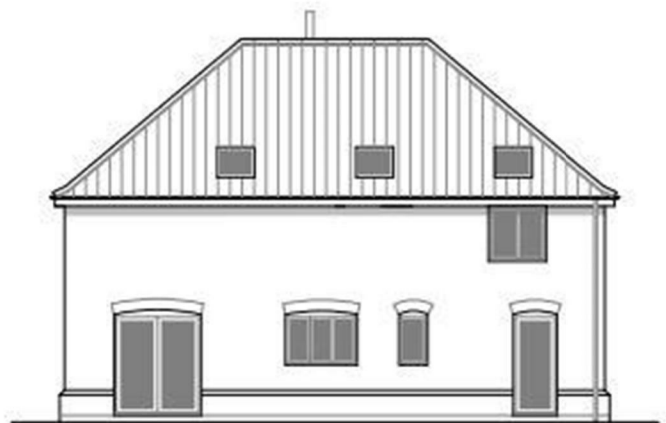
Viewings by arrangement only. Call 01263 738444 to make an appointment.

## EPC Rating:

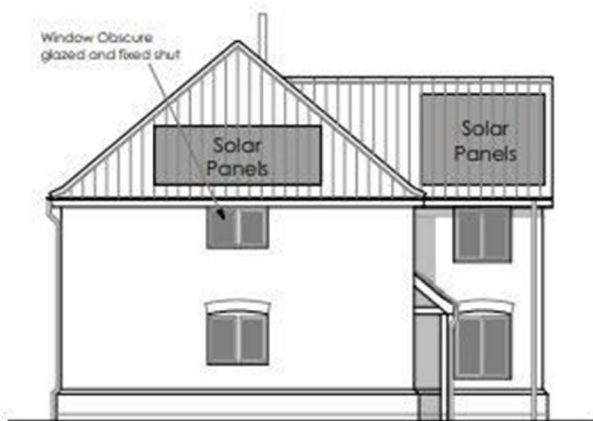
| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |



**NORTH EAST ELEVATION**  
Scale 1:100



**NORTH WEST ELEVATION**  
Scale 1:100



**SOUTH WEST ELEVATION**  
Scale 1:100



**SOUTH EAST ELEVATION**  
Scale 1:100

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

