

FREEHOLD

# LAND PLOTS LONGWATER LANE, COSTESSEY, NORWICH, NORFOLK, NR5 0TD

Price Guide

£500,000

## FEATURES

- Self Build Opportunity
- 4 Detached Bungalows
- Bio Diversity Paid
- Reference 2022/1184
- Rare Opportunity
- Outline Planning
- Close To Norwich
- Nutrient Neutrality Paid
- Custom Build
- Call To Register



Planning			
A - July 2022 - Resubmission to resolve outstanding Road Risk			
<b>Howe and Boosey</b> Residential Services Ltd 45 Longwater Lane, Norwich NR5 0TD Email: info@howeandboosey.co.uk Website: www.howeandboosey.co.uk Company Number: 10111221 (Incorporated in the UK)			
Project			
The Loke Costessey Norfolk (Indicative Site Plan)			
Issue	1 / 202	Scale	A3
Date Recd	05/08/22	Size	A
Drawn By	11.014.02	Date	May 2022

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# Land - Building Plot located in Costessey - 4 dwelling Build

Nestled in the area of Costessey, The Loke presents a rare and exciting opportunity to acquire a substantial building plot with outline planning permission for four single-storey detached bungalows. This self-build plot is not only exempt from VAT but also qualifies for a potential Community Infrastructure Levy (CIL) exemption, pending a successful application. The nutrient neutrality and Biodiversity Net Gain contributions have already been settled, making this an even more appealing prospect for those looking to embark on a self-build journey.

Situated at one end of The Loke, this plot enjoys a tranquil position within a private lane, while still being conveniently located just a few miles from the vibrant centre of Norwich and the Longwater retail park. This perfect blend of rural serenity and urban accessibility makes it an ideal setting for families, professionals, or anyone seeking a quieter lifestyle without compromising on convenience.

The surrounding area is a haven for outdoor enthusiasts, offering ample opportunities for dog walking and leisurely countryside strolls, right on your doorstep. Active retirees will particularly appreciate the wealth of local amenities nearby, including supermarkets, shops, leisure facilities, and healthcare services, as well as convenient bus stops for easy travel.

Commuters will find swift access to the A47, providing seamless connections to the picturesque Norfolk Broads, the stunning North Norfolk coastline, and broader regional routes. This truly unique opportunity to build in a highly sought-after location combines comfort, scenic views, convenience, and an enviable lifestyle. Early viewing is highly recommended to fully appreciate the potential this plot has to offer.

## Agents Note

Please refer to the planning documents which can be found at Broadland and South Norfolk planning applications using the below reference.


Permission is granted for the erection of 4 new single storey bungalows at Land at The Loke, Costessey NR5 0TD in accordance with the terms of the application, Ref 2022/1184, subject to the conditions in the schedule.



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Council Tax Band  
**TBC**



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		
England & Wales		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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.

