



Land off Holt Road

Langham, Norfolk

Carter Jonas

Land off Holt Road
Langham
Holt
Norfolk
NR25 7BX

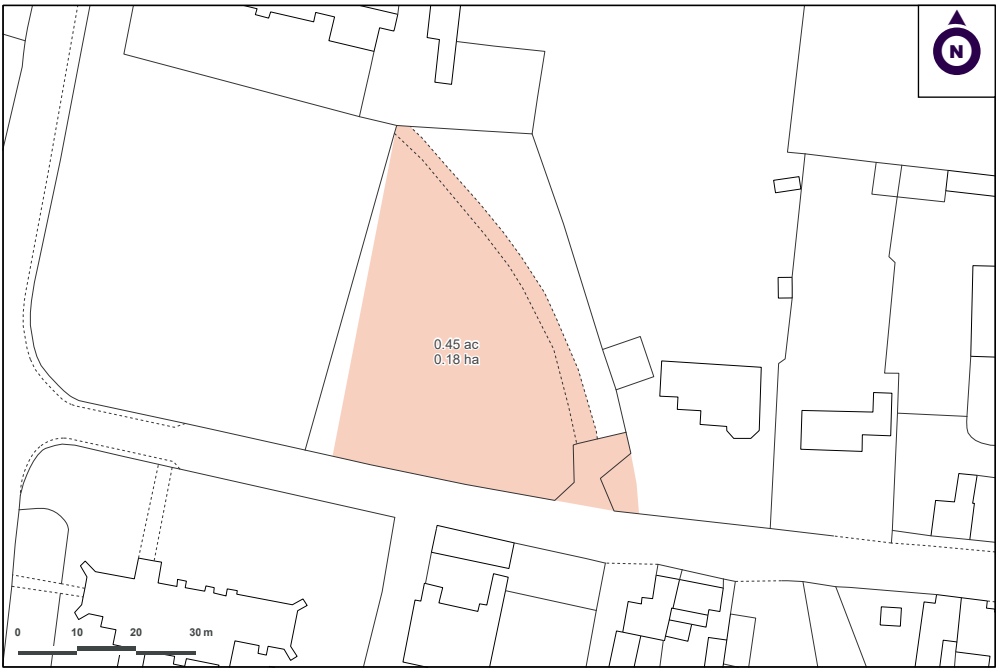
An opportunity to purchase a small block of land with direct road access in North Norfolk.

Located in the centre of Langham, the Property offers potential for amenity use or long-term residential development for a single dwelling (Subject to Planning Permission).

In all extending to 0.45 acres (0.18 hectares)

For sale by auction as a whole.

Carter Jonas



Property

The Property is located on the north side of Holt Road and comprises a single block of grassland with mature trees. The boundaries are secured by a stone wall, with access via a sweeping driveway.

To the east and south of the Property are residential dwellings, while the western boundary abuts the gardens of Stable Court Hotel.

Location

Langham is a small village in North Norfolk only a short distance from the popular Norfolk coast. Wells-next-the-Sea (5.81 miles), Sheringham (9.39 miles) and Fakenham (8.26 miles) are popular destinations all year-round, offering a wide range of shops, restaurants, sight-seeing, and the renowned Fakenham racecourse.

Access

The Property is accessed directly from Holt Road.

Method of Sale

The Property is offered for sale by auction as a whole.

Services

The Property does not benefit from mains water or electricity.

Designations

The Property is located in the Norfolk Coast Area of Outstanding Natural Beauty (AONB).

Planning

Alternative uses and development of the Property will be subject to achieving the necessary planning permissions.

Wayleaves, Easements & Rights of Way

The Property is to be sold subject to, and with the benefit of, all existing wayleaves, easements, covenants and rights of way, whether or not disclosed.

Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the selling agent nor the Vendor takes responsibility.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that the sale of the Property becomes a chargeable supply for the purposes of VAT, such tax will be payable (or become payable by the purchaser) in addition to the purchase price.

Sporting, Timber & Mineral Rights

To be included in the sale.

Local Authorities

North Norfolk District Council
Council Offices
Holt Road
Cromer
NR27 9EN
T: 01263 513811

Viewings

Viewings of the Property are unaccompanied providing that a set of sale particulars are to hand.

Directions

From A148 northbound: Turn left off the A148 to join Field Dalling Road. Continue for 3.43 miles, merging onto Langham Road. Turn right onto Holt Road. The plot will be on your left-hand-side.



/// enchanted.arriving.headlight



Cambridge

01223 346 600 | jasmine.holland@carterjonas.co.uk

01223 346 600 | jamie.elbourn@carterjonas.co.uk

One Station Square, Cambridge, CB1 2GA

Important Information

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

carterjonas.co.uk

Offices throughout the UK



Carter Jonas

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE