



Land off Holt Road

Langham, Norfolk

**Carter Jonas**

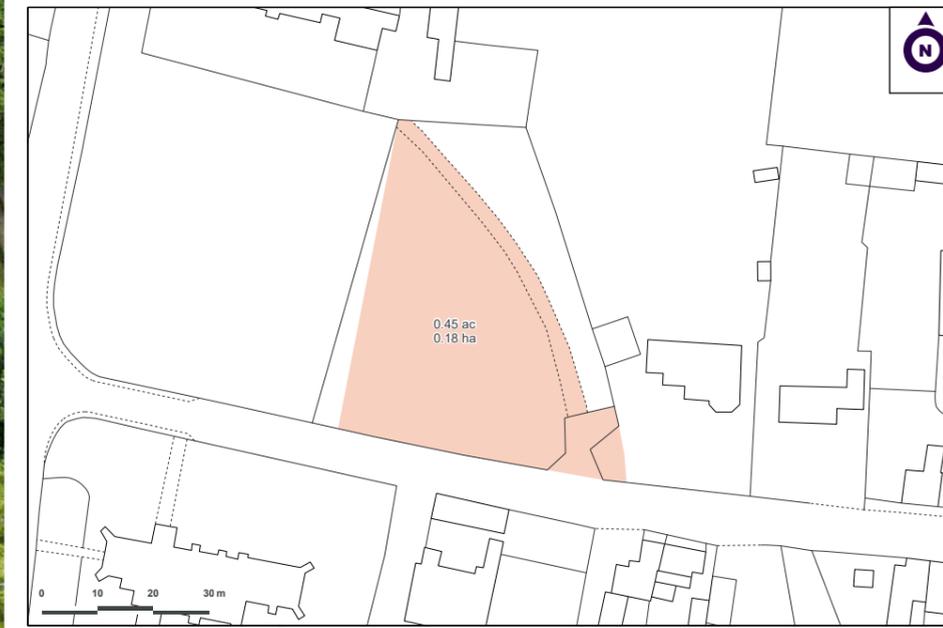
# Land off Holt Road Langham Holt Norfolk NR25 7BX

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.



## 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

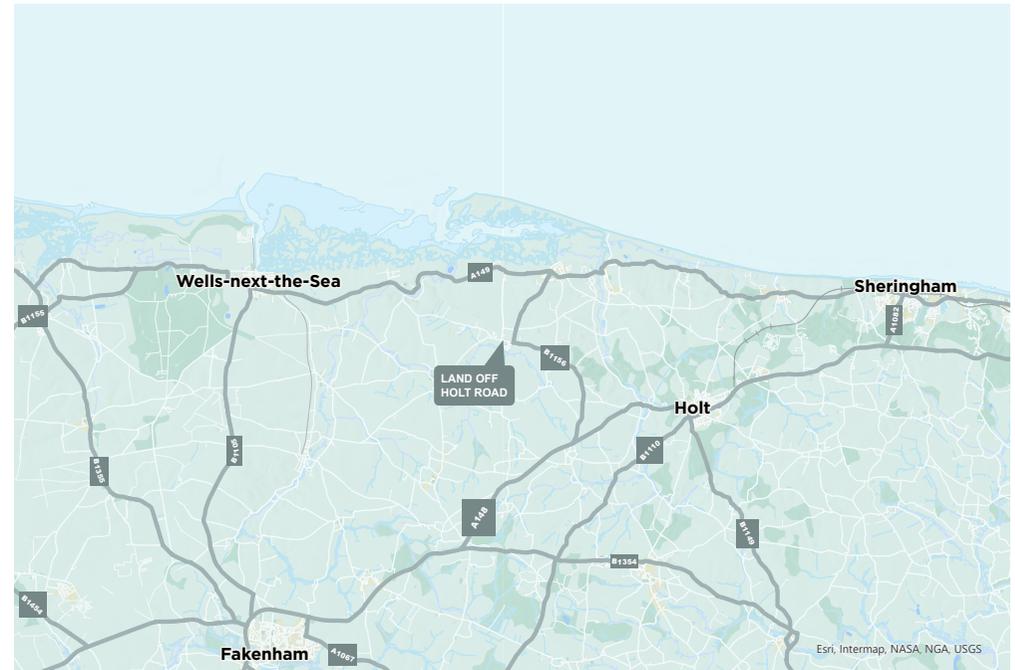
Viewings of the Property are unaccompanied providing that a set of sale particulars are to hand.

## 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.



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## Cambridge

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## Important Information

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