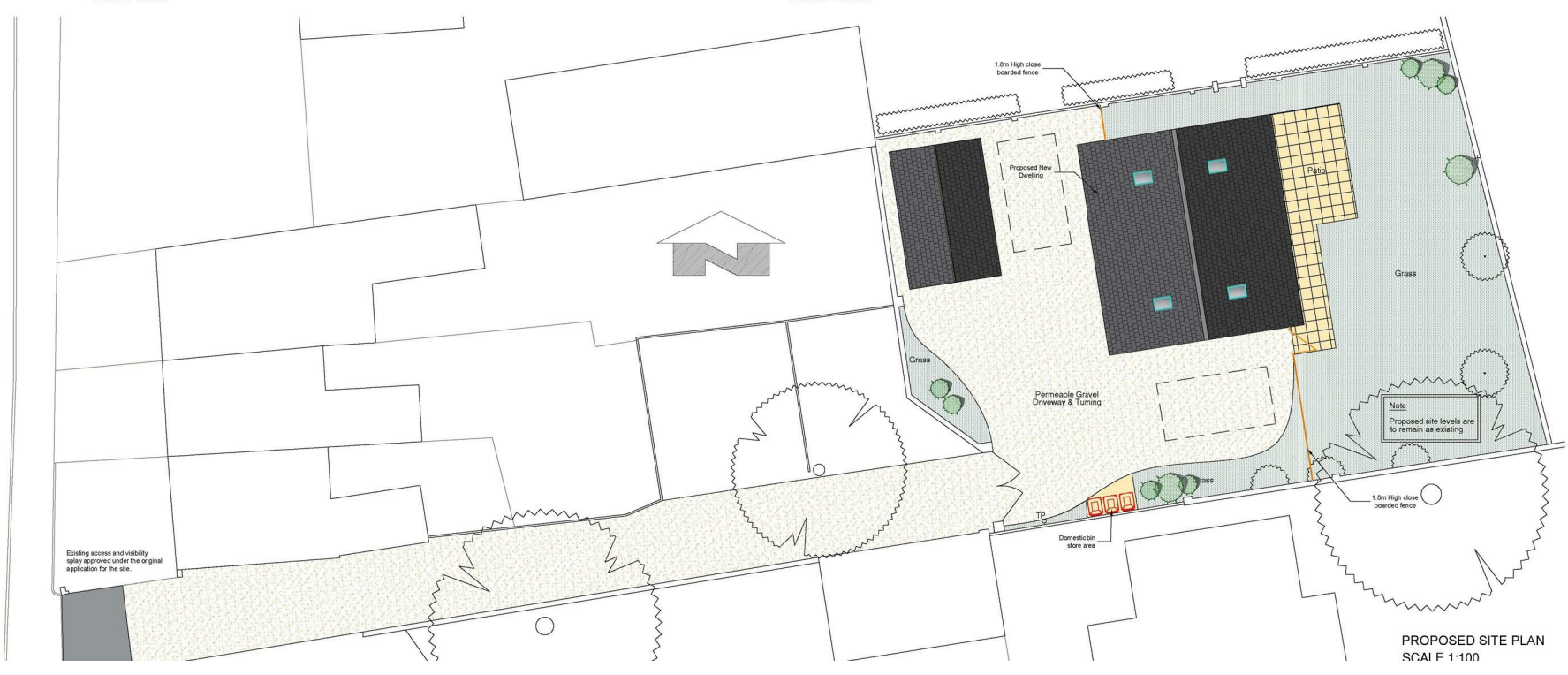
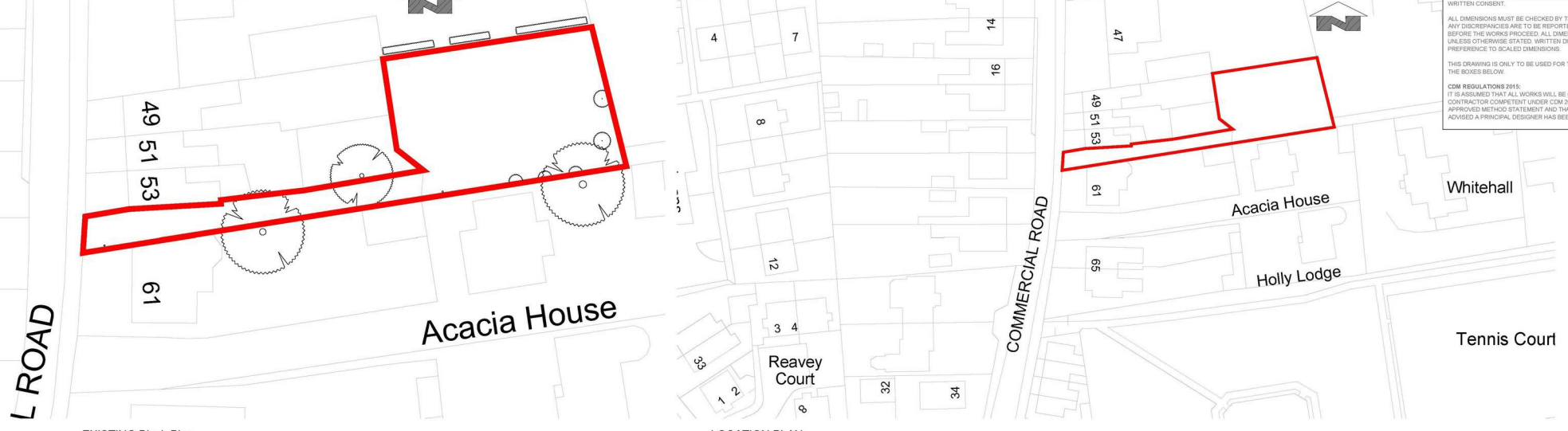


NOT BE ALTERED, PHOTOGRAPHED, COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT.  
 ALL DIMENSIONS MUST BE CHECKED BY THE CONTRACTOR ON SITE AND ANY DISCREPANCIES ARE TO BE REPORTED TO DIGITAL DESIGN WORKS BEFORE THE WORKS PROCEED. ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE STATED. WRITTEN DIMENSIONS MUST BE USED IN PREFERENCE TO SCALED DIMENSIONS.  
 THIS DRAWING IS ONLY TO BE USED FOR THE PURPOSE IDENTIFIED IN THE BOXES BELOW.  
 CDM REGULATIONS 2015:  
 IT IS ASSURED THAT ALL WORKS WILL BE CARRIED OUT BY A CONTRACTOR COMPETENT UNDER CDM 2015 WORKING TO AN APPROVED METHOD STATEMENT AND THAT UNLESS OTHERWISE ADVISED A PRINCIPAL DESIGNER HAS BEEN APPOINTED.



- DRAWING LEGEND**
- Permeable surface to private driveway
  - Private garden areas
  - Paving / patio areas
  - New proposed planting
  - Existing tree / hedge planting to be retained
  - Timber close boarded fencing

Rev	Date	By	Amendment

Project Address:  
 Land South of Russell House,  
 47 Commercial Rd  
 Dereham  
 NR19 1AE

Drawing Title:  
**Block & Site Plan**

Drawn By:  
 SRH

Client:  
 Mr J McManus



Commercial Road | Dereham | NR19  
 oieo £200,000

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	

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.



abbotFox Land & New Homes presents this excellent self-build opportunity on the edge of Dereham's town centre.

Full planning permission has been granted for a three storey four/five bedroom home with detached garage.

The proposed accommodation will briefly comprise; reception hall, open plan kitchen family room, sitting room/diningroom, utility room and cloakroom. The first floor will provide a guest bedroom with en suite, three further bedrooms, a study/fifth bedroom and a family bathroom. In addition to this, a second floor will provide a principle bedroom with dressing room and en suite.

Outside, there will be a detached single garage and parking for several vehicles. There will be a generous, east facing walled garden.

The site is clear and will be prepared ready for services to be connected.

Planning reference 3PL/2020/1121/D

