

abbotFox



Woodton, NR35  
Guide £100,000

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**







## THE DETAIL\_\_\_\_\_

abbotFox Land & New Homes presents this unique piece of land measuring just over an acre (stms) which is partly surrounded by an attractive brick and flint wall.

Situated on the edge of Woodton, a popular south Norfolk village just 5 miles from Bungay and 10 miles south of Norwich.

There is electric and borehole for water and drainage on site.

Agents notes:

Selling Fee

Please be aware that the successful buyer will be responsible for paying abbotFox's agency fee of £2,000 + VAT.

Overage

The land is being sold with a 12 year overage payable should the successful buyer secure a planning consent. Planning consent will trigger the payment which will be 50% of any uplift gained as a result.



## THE HIGHLIGHTS \_\_\_\_\_

- Just over an acre (stms)
- Partly surrounded by an attractive brick and flint wall
- Electric and borehole for water and drainage on site
- Gated entrance
- Edge of village location

*Let's talk*

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EPC RATING -

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox 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 purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.