

abbotFox

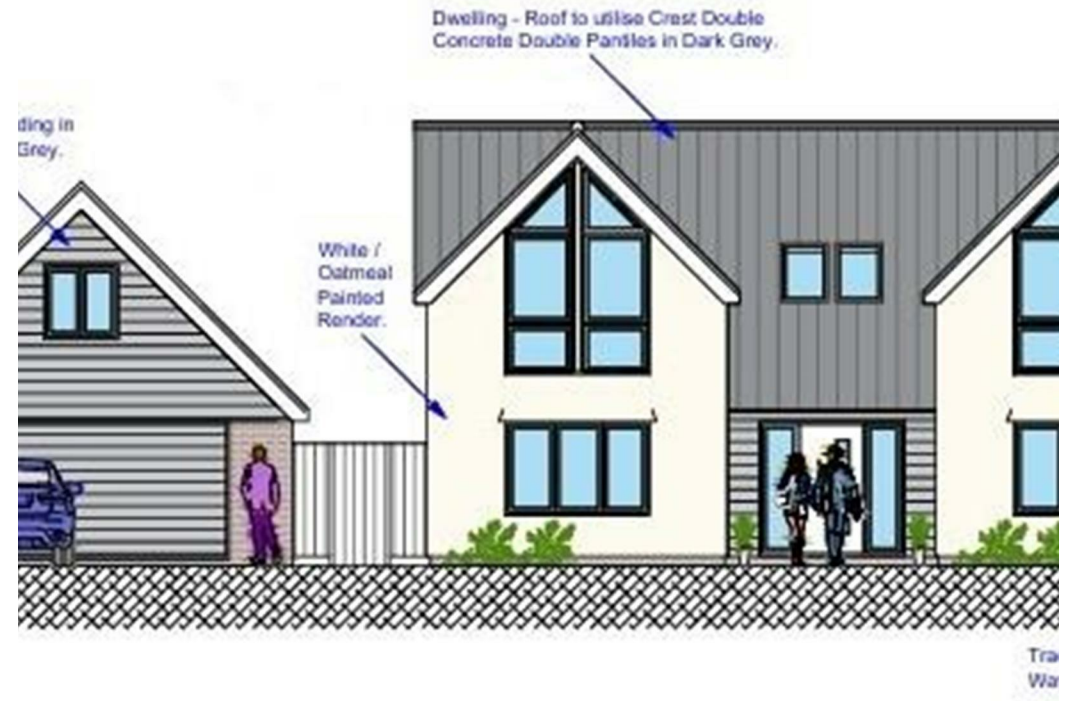


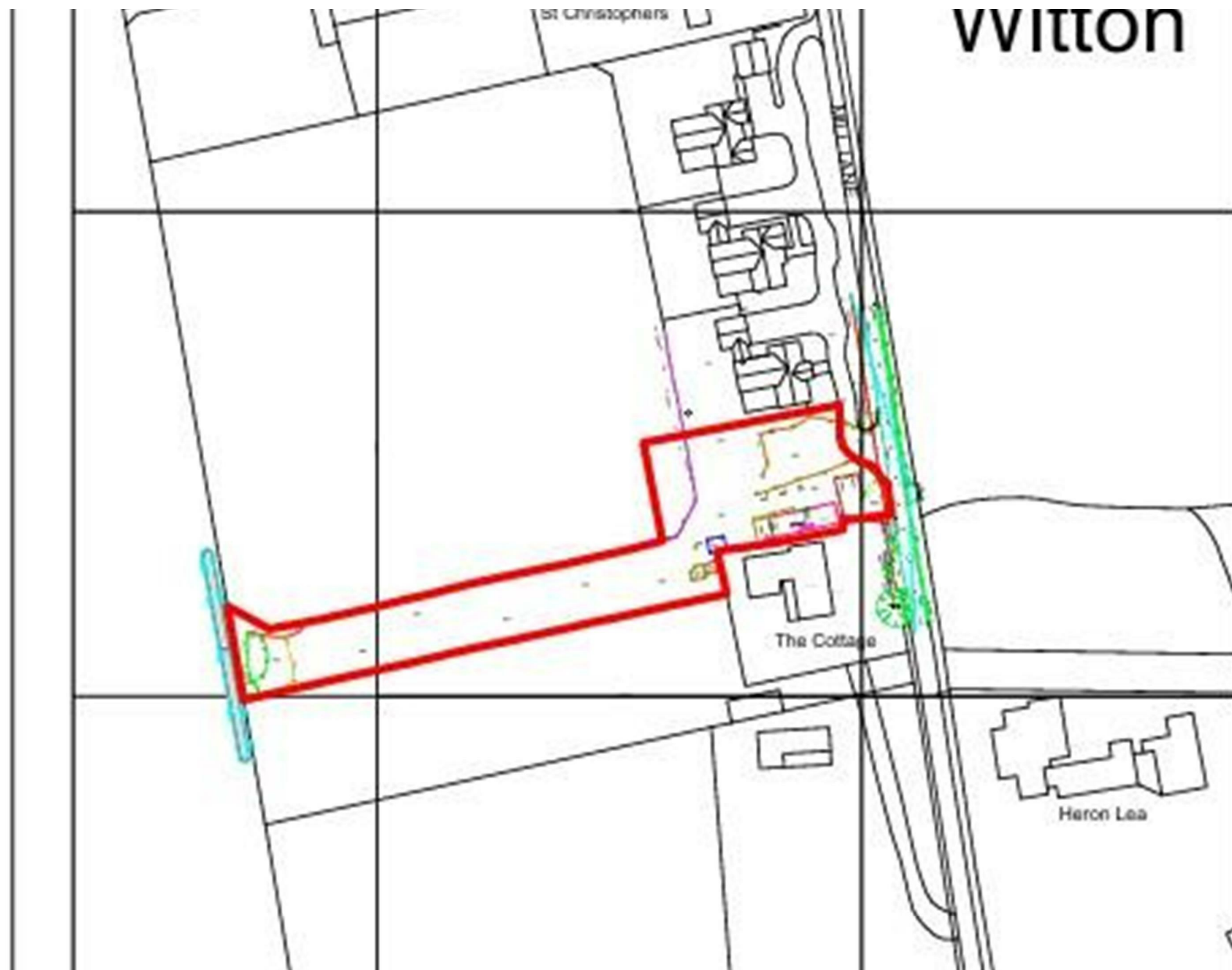
Witton, NR13  
Guide £225,000

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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 incredibly rare opportunity to build in a much sought after village overlooking fields and within striking distance of Norwich. Planning permission has been granted for a five bedroom detached family home with a kitchen family room, two sitting rooms and a home office.

Permission has been obtained to replace an existing dwelling  
Confirmation of this planning permission and associated documents can be found using South Norfolk and Broadland Council's planning portal and the reference 2024/2153

Nestled within the picturesque Norfolk countryside, Witton is a charming and tranquil village that offers the best of rural living, all while being remarkably well connected. Surrounded by open fields and unspoilt landscapes, the village enjoys a peaceful setting that appeals to families, professionals, and those seeking a slower pace of life without sacrificing convenience. It is well served by a range of respected schools. For younger children, Freethorpe Primary School and Reedham Primary School are both within a short drive and have good reputations for nurturing environments and strong community values.

At secondary level, the village falls within catchment for the Acle Academy, part of the Wensum Trust, which offers a supportive and inclusive learning environment. For those seeking independent options, Norwich is home to several prestigious private schools, including Norwich School and Langley School, both easily accessible by car or school transport.

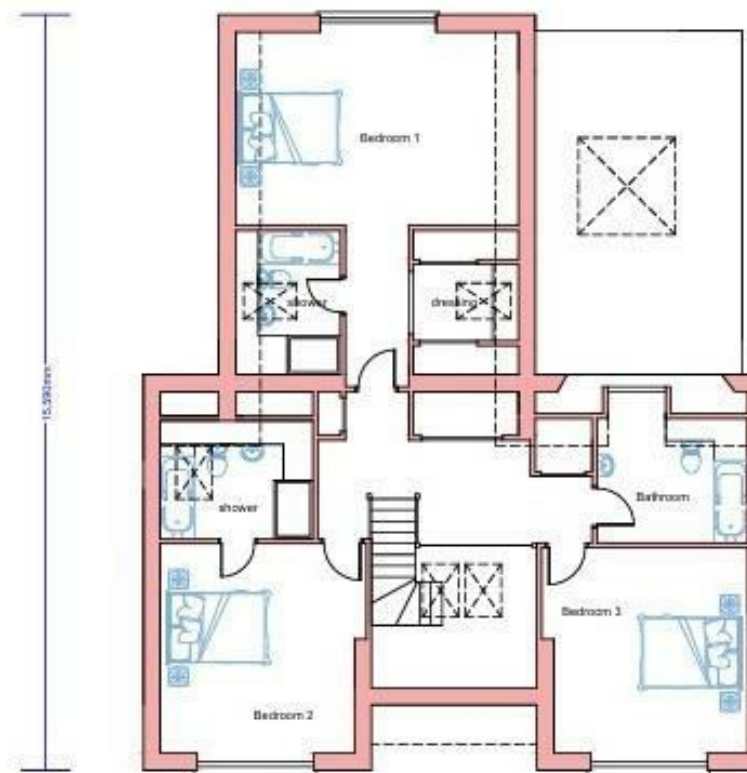


## THE HIGHLIGHTS\_\_\_\_

- Plot with planning permission
- Permission granted for a five bedroom detached family home
- Overlooking fields
- Within striking distance of Norwich



GROUND FLOOR LAYOUT PLAN



FIRST FLOOR LAYOUT PLAN

*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.