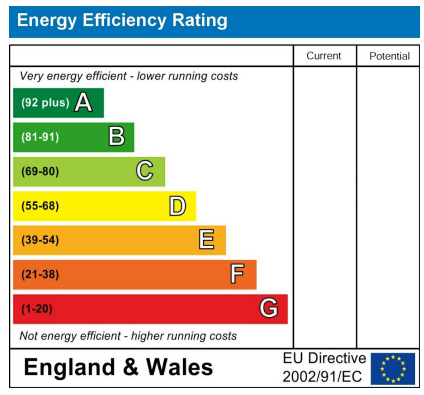
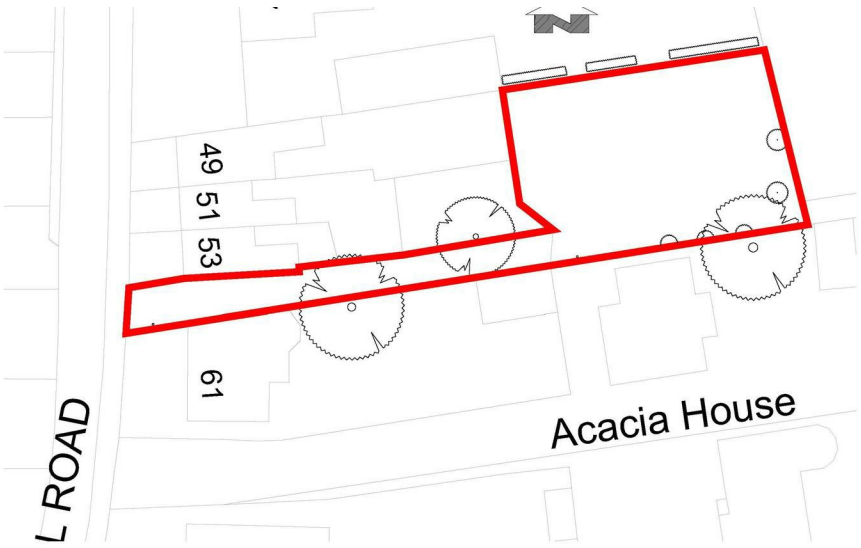
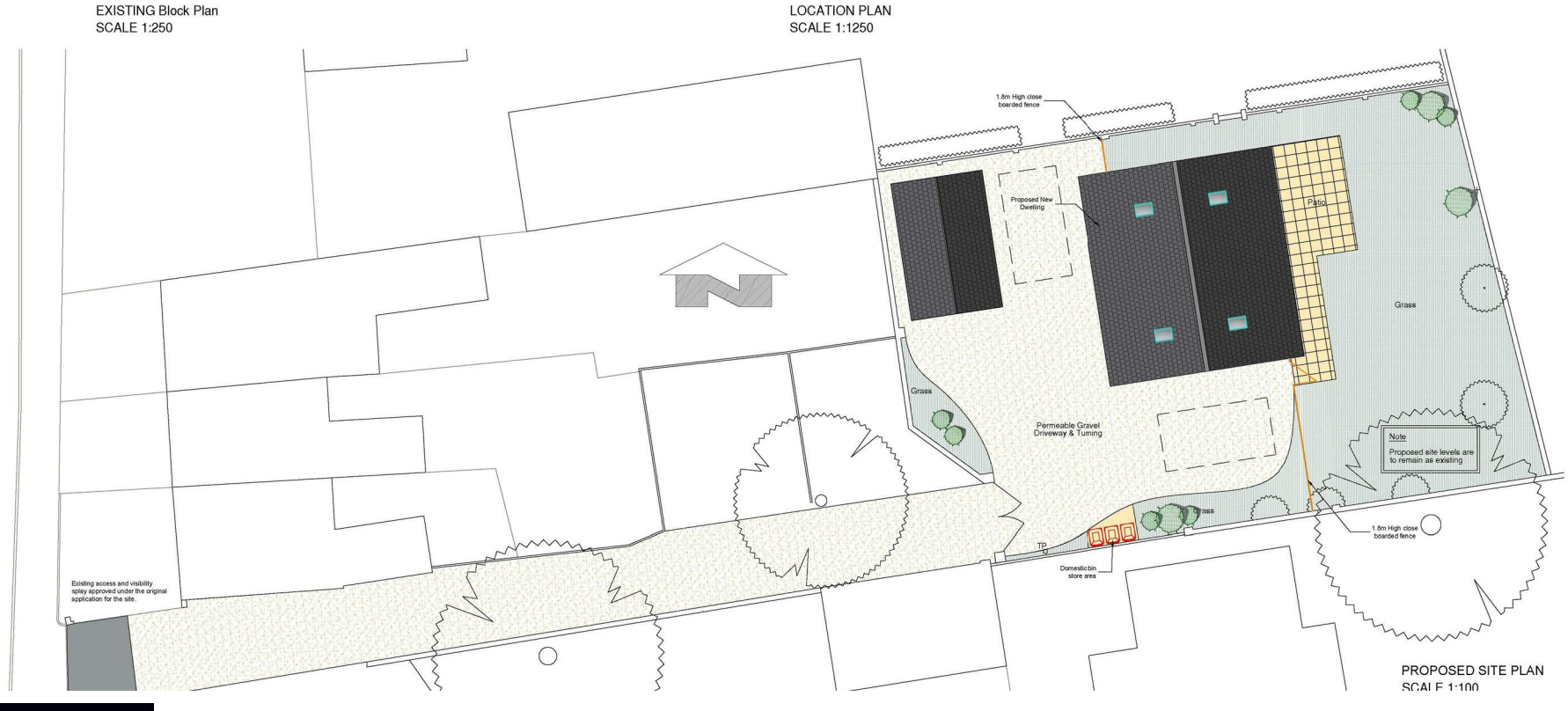


Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of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



EXISTING Block Plan
SCALE 1:250

LOCATION PLAN
SCALE 1:1250



PROPOSED SITE PLAN
SCALE 1:100

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

abbotFox

Commercial Road| Dereham| NR19

oieo £200,000

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