

LAND LIST May 2012

A selection of development opportunities throughout the UK

NORFOLK - NORWICH

GUIDE PRICE £40,000

Situated in this popular residential area is this single building plot with planning consent for a contemporary designed detached dwelling.

For further information contact Paul Copeland on 01206 812046

CLEY LANE - SAHAM TONEY

GUIDE PRICE £64,950

Single building plot measuring approximately 86ft x 30ft, with planning consent for a three bedroom detached cottage style residence, located within a sought after village location near Watton.

For further information please call Thetford haart on 01842 765531

SOUTH YORKSHIRE - SWINTON

GUIDE PRICE £75,000

Situated in an area earmarked for wider re-development, an opportunity has arisen to purchase a development site with planning consent for 4 no. 3 bedroom terrace dwellings.

For further information contact land and new homes on 0114 2457 697

RAMSGATE - KENT

GUIDE PRICE £80,000

Former commercial building with planning for 5 apartments – 3 x 2 bed and 2 x 1 bed.

For further information please contact Steve Donnelly on 07739 514350

BEDFORDSHIRE - LUTON

GUIDE PRICE £170,000

A 0.22 acre plot situated in a quiet residential area with planning permission for either a 4 bed detached house or 2 x 3 bed semi detached with one of the 3 beds being located downstairs.

For further information please contact Land & New Homes Milton Keynes on 01908 394042

GREATER MANCHESTER - MOSTON

GUIDE PRICE £200,000

Set in ½ an acre (approx) and close to the Motorway network. Offered for sale on a long leasehold, this development site has consent to construct a 72 bedroom hotel with 34 car parking spaces.

For further information contact land and new homes 0114 2457 697

Under Offer

TORQUAY – DEVON

GUIDE PRICE £200,000

Potential plot subject to the relevant planning permissions for 2 dwellings in a highly sought after area within 3 miles of the town centre, beaches and railway line.

For further information please contact Mark Allison on 07802 844077 UNDER OFFER

CAMBRIDGESHIRE - SAWSTON

GUIDE PRICE £250,000

Planning permission for a detached bungalow with garage and parking and the refurbishment and conversion of a Grade II listed cottage and shop.

For further information please contact Land & New Homes Milton Keynes on 01908 394042

GODALMING - SURREY

GUIDE PRICE £275,000

This development opportunity with the advantage of a planning permission with a pair of semi detached 2.5 storey houses is conveniently located close to Godalming town centre, the river, a vast array of local amenities.

Spicerhaart are now in receipt of an offer for the sum of £240,000 for 19 and 19A, Meadrow, GODALMING, Surrey, GU7 3HJ. Anyone wishing to place an offer on the property should contact Spicerhaart Land & New Homes 204 London Road, Guildford, Surrey on 01483450180 before exchange of contracts.

WEST YORKSHIRE - BRADFORD

GUIDE PRICE £300,000

Set in $\frac{3}{4}$ of an acre and close to the motorway network. This development opportunity is offered for sale freehold with consent for a newly built 83 bedroom hotel with 72 car parking spaces.

For further information contact land and new homes 0114 2457 697

ORPINGTON - ST MARYS CRAY

GUIDE PRICE £350,000

Former public house with potential to convert to 6 apartments. Available subject to planning or unconditionally.

For further information please contact Steve Donnelly on 07739514350

BEDFORDSHIRE - LUTON

GUIDE PRICE £350,000

Planning has been granted for demolition of existing dwelling and erection of 2 semi-detached dwellings and 2 detached chalet style bungalows.

For further information please call Land & New Homes Milton Keynes on 01908 394042

LONDON - BARKINGSIDE

GUIDE PRICE £350,000

Site with planning permission for 2no. four bed semi-detached houses. Convenient location near town centre. S106 already paid.

For Further information contact Haart of Barkingside 0208 551 1181

CRYSTAL PALACE - SOUTH LONDON

GUIDE PRICE £350,000

Single building plot in highly desirable location with planning for a 6 bedroom contemporary dwelling with optional basement. The proposed property will be circa 3,230 sqft without the basement.

For further information please contact Steve Donnelly on 07739 514350

ESSEX- WITHAM

GUIDE PRICE £350,000

Prime site on edge of town centre with planning approval for three detached houses or four including existing or its replacement on a mature established site. Available as whole at £575K or for three plots only at £350K – realistically priced to sell.

For Further information contact Jonathan Morris on 07736561087

ESSEX - LAYER MARNEY NR COLCHESTER

GUIDE PRICE £365,000

Located in the small hamlet of Layer Marney nr Colchester and Tiptree is this site extending to c.0.32 acre approx. with recent planning approval for a pair of detached houses.

Offers invited on an unconditional or subject to planning basis.

For Further information contact Spicer McColl of Chelmsford 01245 269 980 NEW ENTRY

EAST MIDLANDS - HUCKNALL

GUIDE PRICE £400,000

The site is approximately 0.145ha and is positioned to the rear of the existing properties. Outline planning permission has been granted for 5 dwellings. This site benefits from access to local amenities and excellent road transport networks.

For Further information contact land and new homes on 0114 2457697

SOUTH YORKSHIRE - WAKEFIELD

GUIDE PRICE £400,000

Set in approximately 1.1 acres and close to the motorway network, this site is offered for sale freehold with planning consent for an 82 bedroom hotel with 69 car parking spaces.

For further information contact land and new homes 0114 2457 697

SURREY - WHYTELEAFE

GUIDE PRICE £450,000

Good size plot with outline planning for 6 apartments (1 and 2 beds) close to the station and other amenities. The site may well be suitable for housing, subject to the usual consents.

For further information contact Steve Donnelly on 07739 514350

KENT - ROCHESTER

GUIDE PRICE £450,000

Site with lapsed planning for the demolition of the existing dwelling and replacement with 5 detached units. Available subject to planning.

For further information contact Steve Donnelly on 07985 576045

SOUTH YORKSHIRE - BARNESLEY

GUIDE PRICE £499,000

Set in a popular residential are this piece of land is being sold with the opportunity to erect 15 bungalows (subject to the necessary planning consents being obtained)

For further information contact land and new homes 0114 2457 697

ESSEX - CHELMSFORD

GUIDE PRICE £500,000

Former Chapel in residential neighbourhood with current D1 use. May be suitable for unique residential or mixed-use conversion (planning permission would be required)

For Further information contact Spicer McColl of Chelmsford 01245 269 980

KENT - WEST WICKHAM

GUIDE PRICE £500,000

Prominent corner property with planning for the demolition of the existing building and erection of a mixed commercial/residential development.

For further information contact Steve Donnelly on 07739 514350

SURREY GUILDFORD

GUIDE PRICE £500,000

A rare opportunity to convert a collection of existing buildings to residential use. 1 x 3 bedroom unit 1 x 2 bedroom unit and garaging plus store area. The site is set within the delightful area of Wood Street Village. There are local shops and amenities and Guildford town centre is approx 10 minutes away by car.

For further information please contact Mark Allison 07802 844077

SOUTH YORKSHIRE - BARNESLEY

GUIDE PRICE £550,000

This plot of land is situated in a sought after area of Barnsley. The land has full planning consent for a mixture of 24 two and three bed houses.

For further information contact land and new homes 0114 2457 697

POOLE/BOURNEMOUTH - DORSET

GUIDE PRICE £550,000

A site presently in the planning process for 3 detached architect design houses. Set in a sought after part of the Bournemouth area with outstanding views to the front over looking listed public gardens. (Fees payable by purchaser)

For further information please contact Mark Allison on 07802 844077

EPSOM/EWELL - SURREY

GUIDE PRICE £550,000

Situated in a quiet area of Surrey, this plot offers the potential for either refurbishment of the existing house or demolition and replacement with new 4/5 bedroom dwelling subject to the required planning permissions. (Fees payable by purchaser)

For further information please contact Mark Allison on 07802 844077

ESSEX - HARLOW

GUIDE PRICE £695,000

Site with planning approval for 4 two bed bungalows in desirable Old Harlow.

For Further information contact Haart of Harlow on 01279 443311

VIRGINIA WATER - SURREY**OIEO £700,000**

A site with a planning consent for a circa 5,500sq ft luxury residence within this sort after village location. Substantial plot to the rear and ease of access for all amenities. (Fee to be paid by the purchaser)

For more information please contact Nicholas Waterhouse 07786 190502

ESSEX - NORTH WEALD**GUIDE PRICE £750,000**

Site in recognised development zone with lapsed consent for 4 x 4Bed Terraced and potential for 4-6 house located in this village to the north of Epping. Planning permission is required and the site is available on a subject to planning or unconditional basis.

For Further information contact Haart of Harlow on 01279 443311

ESSEX - DOWNHAM NR BILLERICAY**GUIDE PRICE £800,000**

Situated in this small and sought-after mid-Essex village is this rare opportunity to acquire a recently released c.0.42acre approx. site within the recently expanded settlement boundary. Offers are invited on an unconditional or subject to planning basis.

For Further information contact Spicer McColl of Chelmsford 01245 269 980

MYTCHETT - SURREY**OIEO £800,000**

A rare site for nine houses of between 830sq ft and 1,245 sq ft (with no affordable) with planning permission. (Fees to be paid by purchaser)

For more information please contact Nicholas Waterhouse 07786 190502

LLANILAR - NR ABERYSTWYTH**GUIDE PRICE £1,000,000**

Plot with planning permission for 39 units with a mixture of 2,3 and 4 bedroom units. Fees to be paid by buyer.

For further information please contact Mark Allison 07802 844077

WINDLESHAM - SURREY**GUIDE PRICE £1,125,000**

Set in the heart of Windlesham with planning permission granted for 6 bedroom detached house approximately 4,200 sq ft and set in grounds of approximately 3.2 acres. (Fees payable by purchaser)

For further information please contact Mark Allison on 07802 844077

REIGATE HILL - SURREY**GUIDE PRICE - £1,500,000**

A plot of approximately 1 acre situated in residential road with good access to both Reigate town centre and M25.

For further information please contact Mark Allison on 07802 844077

RHIGOS - SOUTH WALES

GUIDE PRICE - £1,600,000

The property is a development site with consent for 32 private residential properties and is situated in the Rhigos area. Comprising 31 new build homes a mix of 4/5 bedroom houses and 3 bedroom bungalows with views of the Brecon Beacons.

For further information please contact James Hogan on 07950 707553

Under Offer

LONGCROSS - SURREY

GUIDE PRICE - £1,800,000

Set in a plot of approximately 3.25 acres, this site has planning permission granted for approximately 7,800 sq ft including garaging, basement and out buildings. (Fees payable by purchaser)

For further information please contact Mark Allison on 07802 844077

KENT - VARIOUS

GUIDE PRICE - £1,800,000

Substantial investment portfolio comprising commercial property in Chatham arranged as individual offices, shops, gym and car park and mixed residential and commercial portfolio in Biddenden and three HMO's in Margate.

For further information contact Steve Donnelly on 07985 576045

WIMBLEDON - SOUTH LONDON

GUIDE PRICE £2,300,000

A site with planning permission granted for 20 apartments in sought after SW19 (a mixture of 1, 2 and 3 bedroom flats). (Fees payable by purchaser)

For further information please contact Mark Allison on 07802 844077

BROXBOURNE - GOFFS OAK

O I E O £2,500,000

Strategic land opportunity – a 5 acre site on the edge of metropolitan greenbelt, currently under review. Please contact Broxbourne planning for more information on 01992 785555. Currently income producing £58,560pa.

For more information please contact John Saville on 0207 0896490

Under Offer

WALTON ON THAMES - SURREY

GUIDE PRICE £3,600,000

A site with planning permission granted for 50 apartments, in exceptionally convenient location. Potential to improve the scheme to suit ones needs. (Fee payable by purchaser)

For more information please contact Nicholas Waterhouse 07786 190502