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Stoney Lane . Dereham . NR20 4ER
Guide £400,000 - £425,000



**A SUBSTANTIAL BARN WITH PLANNING
PERMISSION FOR CONVERSION INCLUDING AN
ANNEXE, WITH A 6.4 ACRE (2.61 HA) FIELD
OPPOSITE IN A BEAUTIFUL RURAL LOCATION.**

DESCRIPTION The property stands on a plot of around 0.4 acre and has planning permission for conversion to a 4 bedroom two storey dwelling plus conversion of the stables/piggery to a detached annexe. The current owners have set up a small vineyard in the 6.4 acre field on the opposite side of Stoney Lane which could be expanded or the land could be used for alternative purposes (subject to any necessary permissions) including equestrian. The vendor has informed us that electricity and water are connected to site. A drainage survey of the site levels has been completed but there is no foul drainage provision on site. Included in the sale is a modern insulated one bedroom cabin. All of the relevant information can be found on Breckland District Council's website under planning references 3PL/2020/1294/F and 3PL/2009/0207/F at www.breckland.gov.uk/planning.

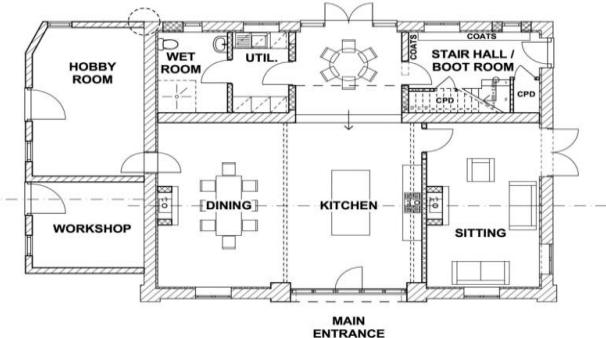
LOCATION The barn stands in a beautiful rural location with only two neighbouring properties in mid-Norfolk. Beetley is a small village approximately 3 miles north of Dereham and around 21 miles from Norwich. The village has a pre-school nursery and a primary school, public house, village hall and playing field. Dereham has an extensive range of shopping facilities and other amenities including a golf club. The Gressenhall Museum of Rural Life is situated between Beetley and neighbouring Gressenhall.



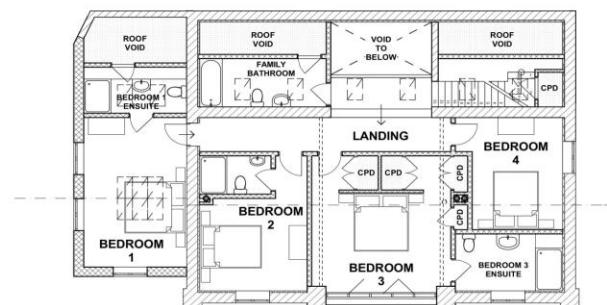
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GROUND FLOOR PLAN



FIRST FLOOR PLAN



Promap
LANDMARK INFORMATION

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Plotted Scale - 1:1750. Paper Size - A4

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £125. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £200. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.



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