



Strawberry Fields
Narborough



7 Premium Residential Building Plots

Plot sizes approximately 0.75 acres - 1.5 acres

Substantial Executive Dwellings (245m² - 286m²)

Full Planning Permission

Self build or developer opportunity

Genuinely unique plots in a sheltered, individual rural setting

Road links to A47 Norwich - Peterborough easily accessible



STRAWBERRY FIELDS

NARBOROUGH | NORFOLK

INTRODUCTION

Brown & Co offers seven individual, premium residential building plots, ranging from 0.75 acres to 1.5 acres, with full Planning Permission in Narborough, West Norfolk. Inspection of the land is essential to see the unique opportunity to acquire substantial plots with woodland and field views surrounded by wildlife.

LOCATION

The plots are positioned in a rural setting on the south side of Narford Road in the village of Narborough, West Norfolk. Narborough is an attractive rural village with excellent transport links and amenities, being designated by Breckland District Council as a Local Service Centre Village. Village facilities include a community shop, primary school, mobile post office, doctors surgery, village hall, sports field, restaurant, a church, fishing lakes and a bus stop with major transport links.

The plots have exceptional surroundings, the adjoining land and Norfolk skies are home to an abundance of wildlife including many woodland animals and birds of prey. First hand inspection and time spent on site to take in the unique setting is essential.

DESCRIPTION

Seven, individually offered, premium residential plots with full Planning Permission for a range of substantial Executive Homes from 245m² to 286m². Plot sizes range from approximately 0.75 acres to 1.5 acres each with field views to the front and woodland views to the rear. Access is gained directly from Narford Road, on the northern boundary of the land where construction of a private road has begun leading to the plots.

Each consented plot is approximately 74m x 28m with the plots to either end of the site having a larger area. In addition to the consented land shown on the plans, an additional 34m on the opposite side of the access road will be included in the sale, with the plots to either end of the site having considerably more. Further details and approximate measurements are available, by request, from the agent.

House Sizes

Plot	sqm	sqft
1	255	2,743
2	286	3,077
3	245	2,636
4	245	2,636
5	245	2,636
6	Not for sale	
7	Not for sale	
8	Not for sale	
9	286	3,077
10	255	2,743



Cattle Grid

Centre line
Radii 20m

BCP

Pedestrian gate
Feature wall with
"Strawberry Fields" Development sign.

Post and rail
fencing

Post and rail fencing

Size 3 turning
head

Plot 10

Plot 9

Plot 8

Plot 7

Plot 6

Plot 5

Plot 4

Plot 3

Plot 2

Plot 1

Private Drive

Post and rail fencing

Pedestrian/cycle
line to PROW

Size 3 turning
head

Public Right of Way

Sewage treatment
plants and drainage
field to be shared
between plots 6-8

Swaffham Lane Plantation

SWAFFHAM ROAD

Sewage treatment plants
and drainage field.

Plot 1 Boundary hedging
/fencing to be positioned to
prevent any obstruction to the
PROW.

1:500

PLANNING HISTORY

In 2018 Outline Planning Permission was granted for six market dwellings and four affordable homes under Planning Reference 3PL/2017/1046/O.

In 2022 Full Planning Permission was granted by Committee under Planning Reference 3PL/2022/0252/F for a residential development including the erection of ten 10 dwellings (seven market and three affordable), with alterations to the access from the previous Outline Application, with the new access connecting from Narford Road.

INFRASTRUCTURE

Some works relating to the service infrastructure on site will be carried out by the Seller and are included in the purchase price of the plots.

VAT

Should the sale of the Property or any right attached become a chargeable supply for the purpose of VAT, such Tax shall be payable the Buyer(s) in addition to the contract price.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The land is offered for sale subject to all existing rights, including rights of way, whether public or private, light, support, drainage, water, gas and electricity supplies and all other rights., Easements, Quasi-Easements and all Wayleaves, whether or not referred to in these particulars. Four neighbouring properties including Ash Tree Barns (wedding and corporate events venue), Hall Farm and two further residential properties have rights of access along the roadway marketed brown on the Sale Plan. There is a restricted Byway marked as a dashed orange line on the Sale Plan which runs north east from Swaffham Road along the eastern boundary of the land.

PLANS, AREAS & SCHEDULES

These have been prepared as carefully as possible and are based on the Ordnance Survey National Grid plans. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

DISPUTES

Should any dispute arise as to the boundaries or any point arising in the General Remarks and Stipulations or particulars of sale, schedules, plan or interpretation of any of them, the matter shall be referred to an Arbitrator to be appointed by the Seller's Agent. The Buyer(s) shall be deemed to have full knowledge of all boundaries and neither the Seller nor the Seller's Agent will be responsible for defining boundaries or the ownership thereof.

ANTI-MONEY LAUNDERING

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / kingslynn@brown-co.com

VIEWING, HEALTH & SAFETY

We recommend scheduled appointments to view with the agent. However, viewing is permitted during daylight hours with a set of these sale particulars to hand, having contracted the Seller's Agent. Viewers should be careful and vigilant whilst on the property. Neither the Seller nor the Seller's Agent are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

DATA ROOM

Please contact the Seller's Agents for access to the Data Room.

SELLER'S AGENTS

Brown & Co LLP, Market Chambers, 25-26 Tuesday Market Place, King's Lynn PE30 1JJ. Tel: 01553 770771





IMPORTANT NOTICES

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Brown&Co

Market Chambers | 25-26 Tuesday Market Place | Kings Lynn | PE30 1JJ

T 01553 770 771

E kingslynn@brown-co.com

BROWN & CO

Property and Business Consultants