



The Plot at The Piggeries

Swan Lane, Barnby, Beccles, Suffolk, NR34 7QF

BROWN & CO



E-01

Front / South Elevation

1:100



E-02

Side / West Elevation

1:100



E-03

Rear / North Elevation

1:100



E-04

Side / East Elevation

1:100

The Plot at The Piggeries, Swan Lane, Barnby, Beccles, Suffolk, NR34 7QF

A stunning building plot with full planning to build a stylish detached family home incorporating 1.22 acres stms of paddock paddock and stables.

Guide Price £450,000



DESCRIPTION

Tucked away in the heart of the Suffolk countryside. The building plot at the Piggeries is a unique opportunity to build an attractive family home in a truly idyllic setting. Planning has been granted by East Suffolk Council for the demolition of the existing agricultural buildings and the construction of a new build dwelling with garaging, gardens, and paddock.

The overall plot measures approximately 1.57 acres stms, which includes 1.22 acres of paddock stms. The site was originally a piggery and still retains numerous agricultural buildings. There is further amenity/agricultural land available to the rear of the plot, which may be available subject to separate negotiation.

PLANNING

Details of the planning permission can be found on East Suffolk Councils planning portal under reference DC/23/4869/FUL.

LOCATION

Barnby is nestled within the picturesque Suffolk countryside, near the border between Suffolk and Norfolk. The village enjoys a rural setting, surrounded by fields, meadows, and woodlands. The pretty river Waveney is close at hand. Barnby is served by The Swan a highly regarded free house/seafood restaurant, a busy nursery centre and Barnby and North Cove Primary school is a short distance. Rookery Park Golf Club is situated within the

nearby village of Carlton Colville and the well served market Town of Beccles is approximately 9 miles distant and boasts a good range of shops, restaurants, and schooling. With the City of Norwich 22 miles distant. The coastal town of Lowestoft of approximately 6 miles.

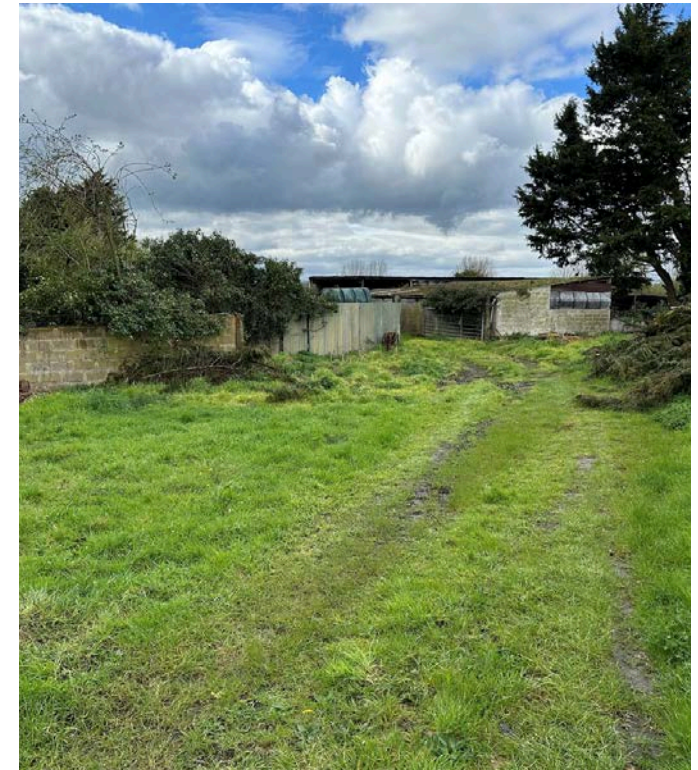
DIRECTIONS

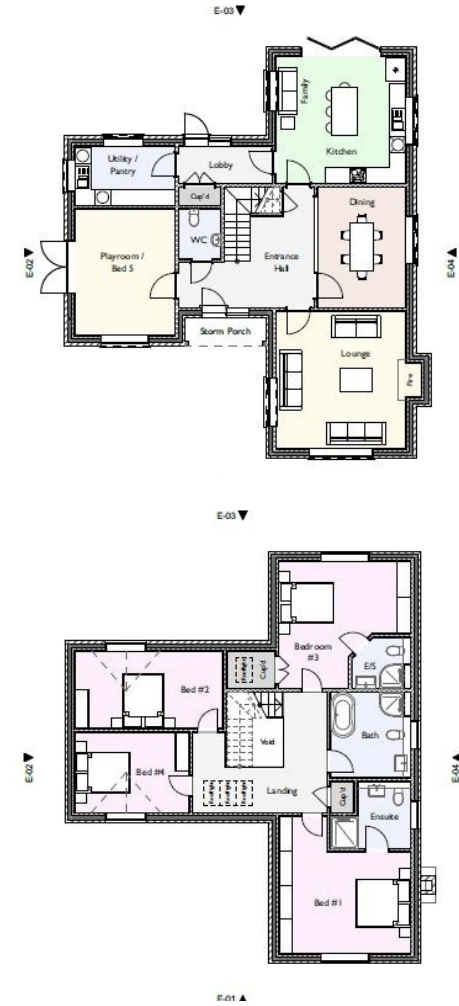
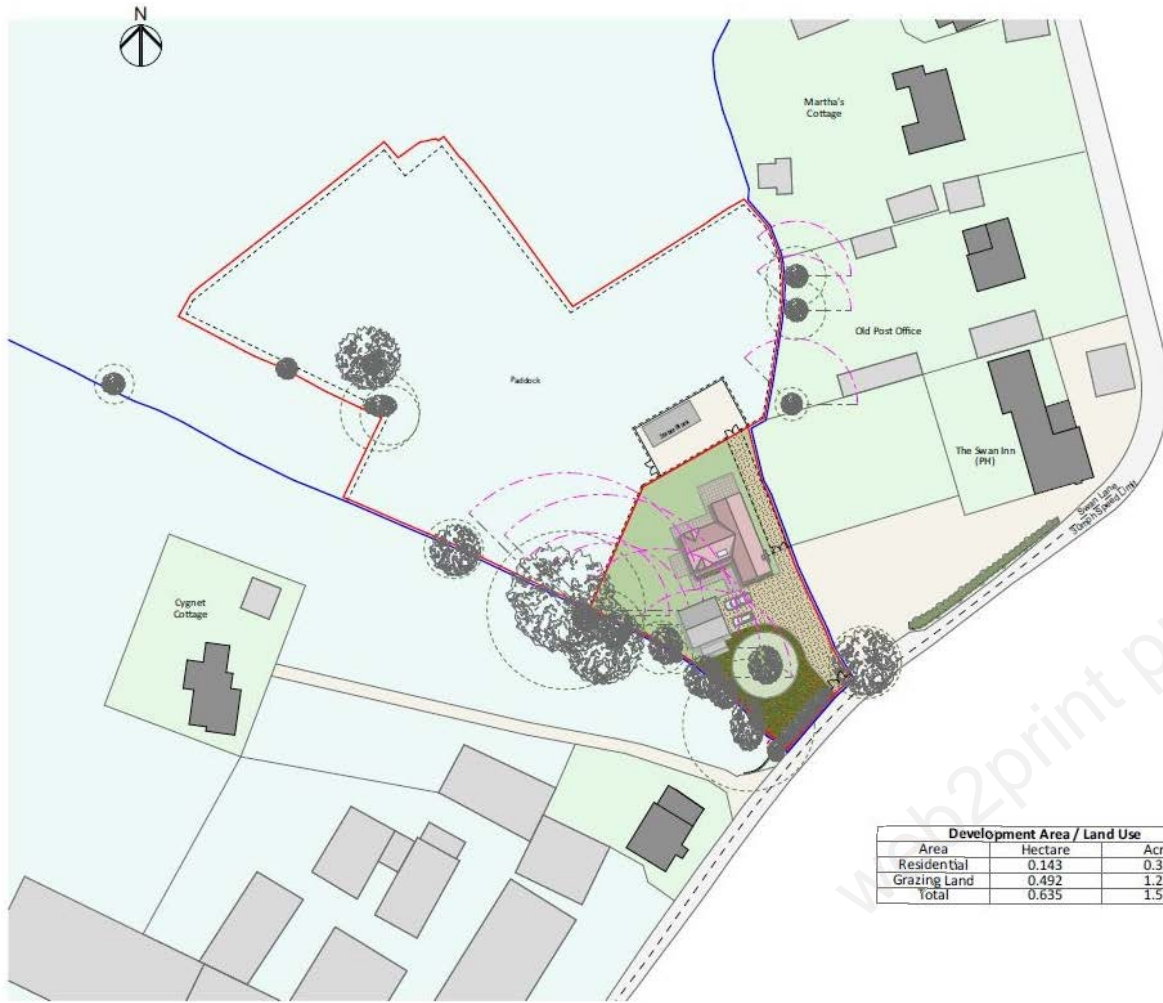
Leave Norwich via the A146 Loddon Road. Continue on this road passing Loddon on your left hand side and continue through Gillingham and passing the Town of Beccles on your right hand side. Continue over the roundabout with the A145 then pass the turning on your left to North Cove. After a short distance turn left sign posted Barnby into the street and then turn immediately right into Swan Lane. Continue passed Barnby Nursery and café, continue along this road and just before the Swan Inn public house and restaurant the plot will be found on the left hand side behind the 5 bar gate.

SERVICES

We understand from the vendor that electricity and water are available on site, but interested parties are to make their own enquiries with the relevant agencies regarding connection and availability.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871





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