



# Land West of Hemsworth House

*Scoulton, Norfolk*



**SOWERBYS**

Land & New Homes Specialists





# Land West Of Hemsworth House

Scoulton, Norfolk  
NR9 4NR



## Full Planning Permission

For Two Dwellings

3PL/2022/0358/F

Granted 27/03/2023

No Onward Chain



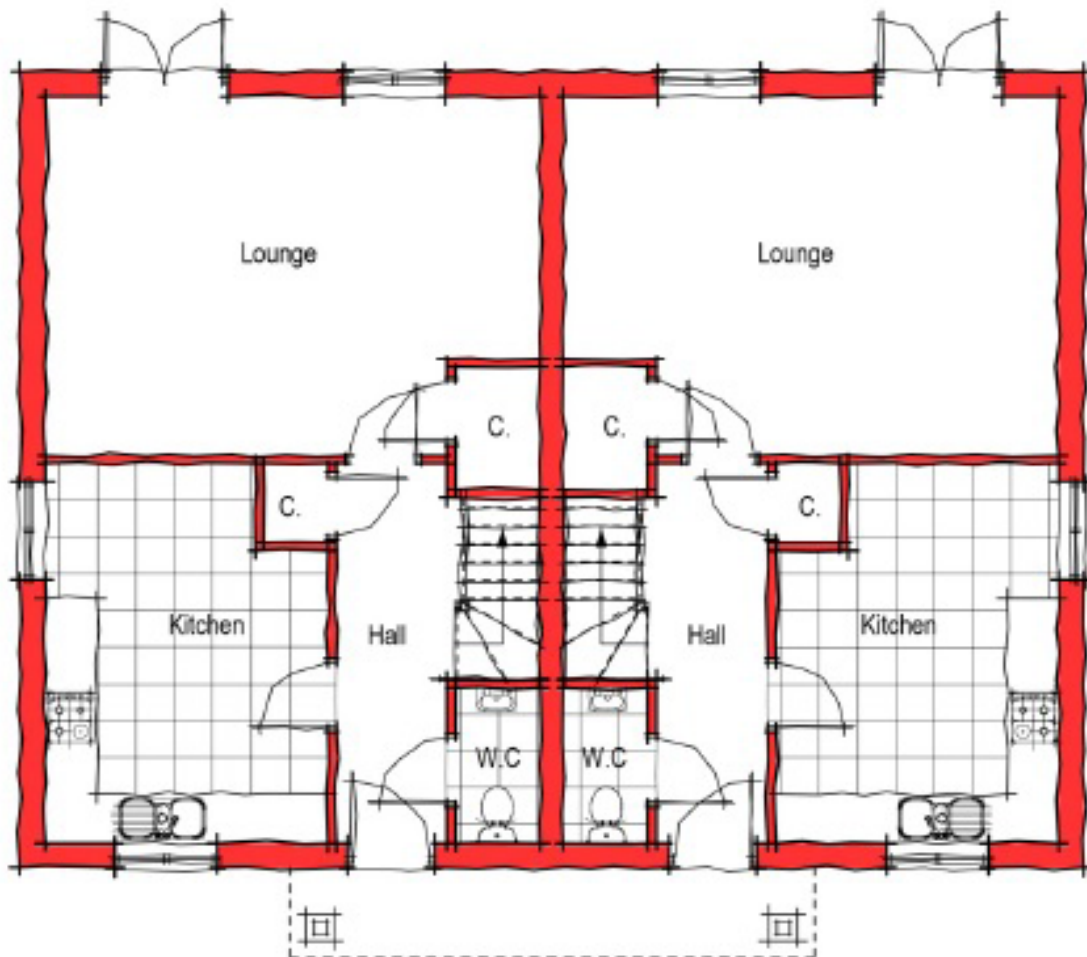
A small building plot of approximately 0.4 of an acre, for a pair of semi-detached two storey houses. All details can be accessed on the Breckland portal reference number 3PL/2022/0358/F which was granted March 2023.

To the owners knowledge the site has not had any previous dwellings on it so all interested parties are advised to consider access to utilities.

The land sits between the B1108 Norwich Road and Back Lane. The road directly on the eastern boundary connecting Norwich Road with Back Lane is privately owned, but not by this title, so should not be used for parking.

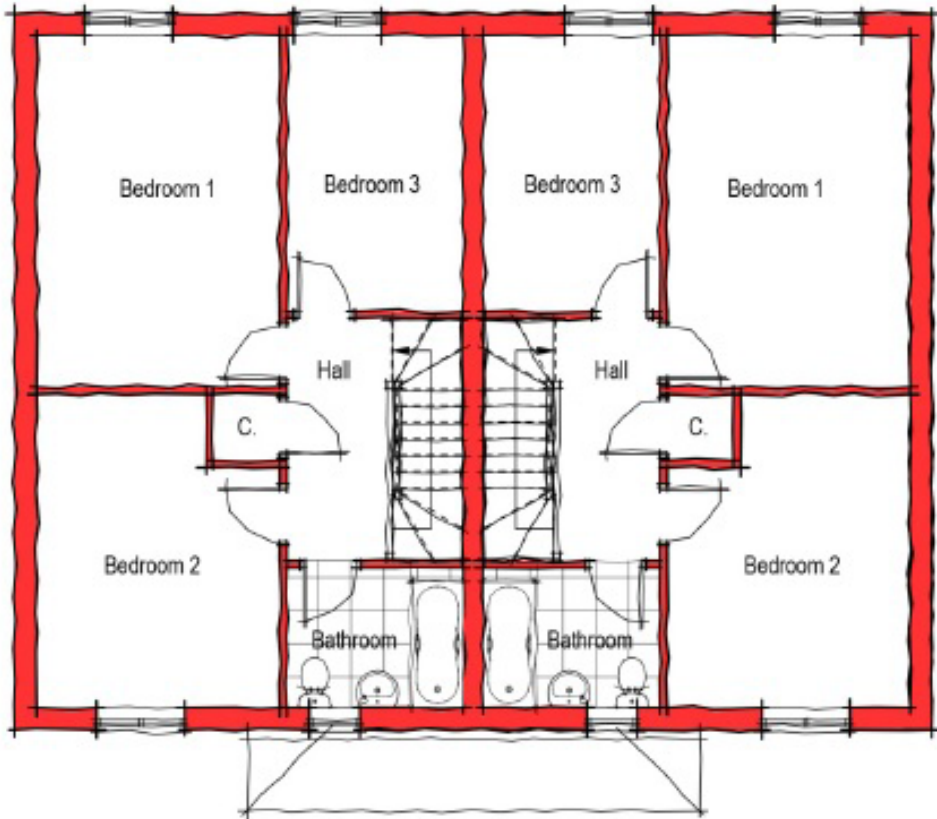
The vendors tell us that there are no covenants to bring to the attention of buyers, and this is a straight forward freehold transaction.

**SOWERBYS WATTON OFFICE**  
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watton@sowerbys.com



Ground Floor

Whilst every attempt has been made to ensure the accuracy of doors, windows, rooms and any other items are not omitted, omission, or mis-statement. This plan is for illustrative purposes only and is not intended to be relied upon by any prospective purchaser or tenant. The services, systems and equipment are not guaranteed as to their operability.  
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Ground Floor



ALL THE REASONS

# Scoulton

IN NORFOLK  
IS THE PLACE TO INVEST IN



Scoulton, a quaint village and civil parish nestled in Norfolk, boasts a rich history and picturesque surroundings. Situated conveniently 16 miles west

of Norwich and 21 miles north-north-east of Thetford, Scoulton sits along the main route connecting Norwich to the market town of Watton. The name “Scoulton” itself harks back to its origins, meaning ‘Skuli’s farm/settlement’.

While historically rooted in agriculture, with a reliance on sugar beet production and pig farming, Scoulton has evolved into a residential hub, increasingly catering to workers in Norwich’s thriving business sectors. Its landscape is graced by a magnificent Saxon church, partly thatched, adding to its rustic charm.

One of Scoulton’s notable features is its artificial lake or “mere”, a result of extensive

flint quarrying. This heavily wooded expanse was once a breeding ground for the black-headed gull. The village sign proudly depicts the historical tradition of harvesting the gull’s eggs in abundance.

Scoulton’s proximity to Watton offers an appealing mix of countryside living, with ample space for growth and a notable presence of equestrian properties. Watton itself is a popular market town renowned for its strong rural community, which convenes annually for the prestigious Wayland Show, one of England’s oldest agricultural exhibitions.



# Dwelling Design

PLANNING | DWELLING DESIGN



FRONT ELEVATION

**DEVELOPMENT MATERIAL PALETTE**  
 1. External Walling  
 2. External Walling  
 3. External Walling  
 4. External Walling  
 5. External Walling  
 6. External Walling  
 7. External Walling  
 8. External Walling  
 9. External Walling  
 10. External Walling



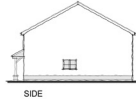
FIRST FLOOR PLAN



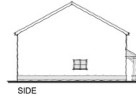
GROUND FLOOR PLAN



REAR



SIDE



SIDE

<p><b>PLANNING</b></p> <p>1:100</p>		<p><b>PROPOSITION</b></p> <p>1. To provide a detailed architectural drawing of the proposed development, including the front elevation, rear elevation, side elevations, first floor plan, and ground floor plan.</p> <p>2. To provide a detailed architectural drawing of the proposed development, including the front elevation, rear elevation, side elevations, first floor plan, and ground floor plan.</p> <p>3. To provide a detailed architectural drawing of the proposed development, including the front elevation, rear elevation, side elevations, first floor plan, and ground floor plan.</p> <p>4. To provide a detailed architectural drawing of the proposed development, including the front elevation, rear elevation, side elevations, first floor plan, and ground floor plan.</p> <p>5. 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## SERVICES CONNECTED

No Services currently connected

## COUNCIL TAX

N/A

## ENERGY EFFICIENCY RATING

N/A

## TENURE

Freehold

## LOCATION

What3words:///thinkers.villager.hovered

## AGENT'S NOTE

No Known Covenants

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS



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