



THE STORY OF

The Black Swan

Little Dunham, Norfolk

SOWERBYS



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The Black Swan

Little Dunham, Norfolk
PE32 2DG

Three-Bedroom Semi-Detached Property,
Previously the Local Village Pub

Potential Building Plot to the Side of the Property (STPP)

Wealth of Local History

South-Facing Garden

Well-Proportioned Rooms

Parking for Two Cars to the Front

Potential to Create a Five-Bedroom Family
Home Subject to Relevant Planning

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“Surely many of us have thought about how you could turn the local pub into a dream home, well here’s the chance...”

Many of us have dreamt of creating an old property into our home and certainly a few would have even sat down at the local pub and thought that this would make a great family home - if you did a bit of work to it. The Black Swan in Little Dunham is the opportunity to do just that.

As it stands the property is entered through the front door and into the old pub.

As soon as you step in you can sense that many a tale has been told here, between friends and family alike.

It is a large open planned room with toilets to one side. Behind the bar is what would have been the old kitchen and entrance into the living accommodation which is now one large space divided in to a dining room and sitting room to the front of the property.





Upstairs there are two bedrooms separated by a large landing and a family bathroom.



Whilst planning hasn't been granted, the current owners have been in touch with a local architect to discuss the idea of creating a large kitchen/dining room, the old kitchen is converted in to a utility room and the ground floor living room is left almost untouched - but could be sectioned off to include an office, if one so wishes. Furthermore a ground floor bedroom could be created with the toilet block turned in to a modern en-suite and then upstairs have a large open landing where four bedrooms would be arranged.

Outside, and to the rear, is a good-sized south-facing garden with parking for two cars at the front. The land to the side of the property, which was previously not included in the sale, is now being offered with the sale of the old pub. The property doesn't have planning currently, but it is thought that there is a building plot (STP) on this land or, alternatively, a large garden which, at present, is a blank canvas.



Little Dunham is defined in the Breckland Local Plan (adopted) as a village without a boundary, however the provisions of Policy HOU05 could be applicable. This Policy states: Development in smaller villages and hamlets outside of defined settlement boundaries will be limited apart from where it would comply with other policies within the Development Plan and if all of the following criteria are satisfied:

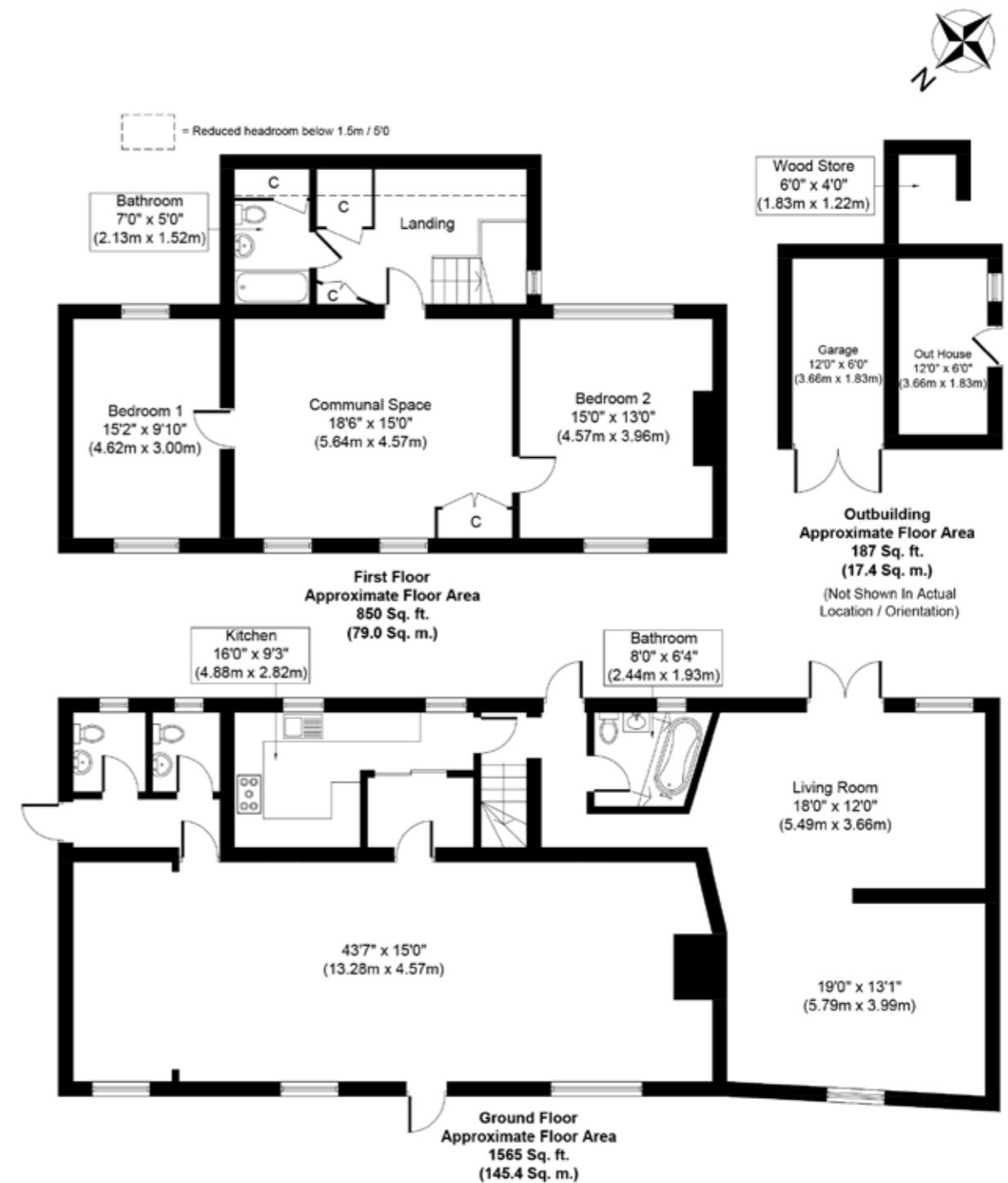
1. The development comprises of sensitive infilling and rounding off of a cluster of dwellings to an existing highway
2. It is of an appropriate scale and design to the settlement; and,
3. The design contributes to preserving, and where possible, enhancing the historic nature and connectivity of communities.

The Local Plan advises to be considered infill, a development will generally have built development along the road on either side of the site and be

similar to adjacent properties in terms of its visual impact, plot size, dwelling size, floor levels and scale.

The Local Plan defines ‘rounding off’ as: the completion of an incomplete group of buildings on land which is already partially developed and in such a way which will either complete the local road pattern or define and complete the boundaries of the group. Such rounding off should not change or distort the character or tradition of the group or the settlement in any undesirable way.

- The site is located in the lowest Flood Risk Zone (FZI)
- Parts of the site may be at medium risk of surface water flooding
- There are no Listed Buildings within or adjacent the site
- The site is not impacted by the issue of Nutrient Neutrality



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ALL THE REASONS



Little Dunham

IN NORFOLK
IS THE PLACE TO CALL HOME



A small village, Little Dunham is within the catchment area for Litcham High School and is situated just north east of the market town of Swaffham.

The village has a church and the nearest primary school is in the neighbouring village of Great Dunham.

An historic and thriving market town, Swaffham is situated approximately 15 miles east of King's Lynn and approximately 30 miles from Norwich.

There is an extensive range of local amenities including a Waitrose, Tesco, Asda, further shops, pubs and restaurants, three doctors surgeries and primary, secondary and higher schools together with a variety of leisure and sports activities including an excellent golf club.

The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'.

The town also boasts a museum which focuses on many different and impressive parts of local history. One key gallery is The Carter Centenary, a chance to learn about Howard Carter, famous for the 1922 discovery of the tomb of Tutankhamun - whose extended family lived in Swaffham.

The town offers a great hub for those who wish for a perfect family life. It has a series of schools for different ages, along with being relatively close to other schools including Greshams, Langley Hall and Beeston Hall School

It's also a good base to call home with local activities and entertainment including theatre, open gardens, nature reserves and more.

Swaffham is only around two hours by train to London, with great access to Cambridge and a short journey to Holt, Wells, Brancaster and Burnham Market - as well as the popular little seaside town of Sheringham. Norwich too is quick trip and provides an airport, offering direct flights to Amsterdam.



SERVICES CONNECTED

Mains water and electricity. Drainage to septic tank. Oil fired central heating.

COUNCIL TAX

Band I.

ENERGY EFFICIENCY RATING

E. Ref:- 1032-4226-0100-0162-7296

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

AGENTS NOTE

The former pub, which includes both a sizeable garden and former car park area to the rear, lies at the heart of the village of Little Dunham and is flanked on both sides by houses.

Planning policies within the Breckland Local Plan permit small-scale residential development in villages where the proposal delivers 'infill' or 'rounding off' development. The site is located on land identified as being at low risk of flooding from rivers, is positioned outside the area impacted by the issue of nutrient neutrality and, as such, may offer development potential subject to obtaining relevant planning consent.

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