



# THE MILL & THE PIGGERY

MIDDLE ROAD, DENTON IP20 0AL



THE MILL



THE PIGGERY

## Residential Development Opportunity for the Conversion of The Mill & The Piggery

Guide Price £400,000

Little Green Farm has been a mixed livestock and arable farm in the ownership of the sellers for many decades. The property being sold extends to about 10.47 acres and now comprises grassland with two retained buildings; The Mill, which was originally used in the production of feed, and The Piggery which housed the piglets on this part of the farm. Until recently there were many other buildings on the holding but these have been demolished and the site now cleared.

The proposal is to sell the whole property to a single buyer who would develop both units which have the benefit of full planning permission, details of which are set out hereunder.

### REFERRING TO THE SITE PLAN:

**The Mill:** That area shaded blue and extending to about 0.32 acres has the benefit of planning permission for a 3 bedroom conversion.

**The 3 bay Dutch Barn serving The Mill** is included in the sale.

**The Piggery:** That area shaded orange and extending to about 0.9 acres also has the benefit of planning permission for a 3 bedroom conversion.

The balance of the site shaded pink is in agricultural use (about 9.25 acres).

### SERVICES

#### ELECTRICITY

Mains electricity is currently connected to The Mill building, but a new transformer will be positioned on the eastern boundary of the site from which new cable routes to The Mill and The Piggery will emanate.

#### MAINS WATER

The site was connected to a mains water supply but new supply pipework will be required with the main in the frontage road.

#### PRIVATE TREATMENT PLANT

A plant serving The Mill and a further separate plant serving The Piggery will be required.

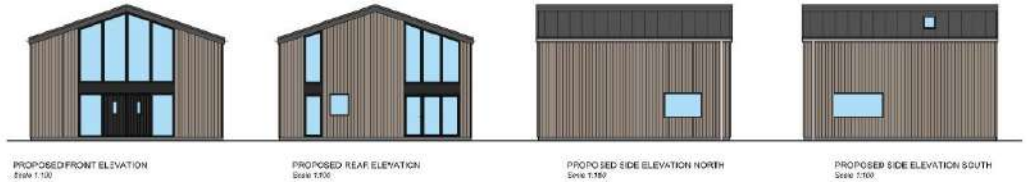
#### LOCAL AUTHORITY

South Norfolk Council ( planning department 01508 533633 )





## THE MILL



## PLANNING

Planning permission for the conversion of The Mill was approved under South Norfolk reference 2022/0540 Dated December 2022 but amended under variation 2022/2021

## ACCOMMODATION

The development on completion comprises ground floor open plan kitchen/ sitting room with void over through to the roof, bedroom, hallway, shower room, utility and plant room. In all about 800 sq ft.

First floor – Landing, master bedroom two with en suite shower room, bedroom three, family bathroom. In all about 395 sq ft.



PROPOSED SITE PLAN  
Scale 1:200

## THE PIGGERY



## PLANNING

Planning permission for the conversion of The Piggery was approved under South Norfolk reference 2023/0236 Dated 21st July 2023.

## ACCOMMODATION

The development comprises ground floor open plan sitting/ dining room, kitchen, utility and plant room, entrance lobby, separate w.c, family bathroom, master bedroom with ensuite shower room, bedroom two and bedroom three. In all about 1700 sq ft plus double garage.



## OVERHEAD ELECTRICITY CABLES AFFECTING THE MILL

There are 11kv cables passing over The Mill Building which are to be undergrounded by UK Power Networks as per the general arrangement plan below.

The preparation of the legal easement diversion is currently with solicitors and will be available to the prospective purchaser.

The agents are currently seeking clarification as to when the cable laying works can be programmed. This matter will form part of the discussions with buyers.



ADDITIONAL PHOTO OF THE PIGGERY



3 BAY DUTCH BARN

# DURRANTS

SINCE 1853

## IMPORTANT NOTICE

### **Durrants and their clients give notice that:**

*1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.*

*2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.*

## CONTACT US

Durrants, 32-34 Thoroughfare,  
Harleston, Norfolk, IP20 9AU

Tel : **01379852217**

Email : **harleston@durrants.com**