Primrose Farm, Cherrytree Road, Tibenham, Norwich, Norfolk NR16 1PJ

DEVELOPMENT OPPORTUNITY – An excellent opportunity to acquire a building plot with consent to convert a barn into two dwellings. With each proposed dwelling being around 1800 sq ft in size and occupying a most glorious rural position with outstanding views over the undulating countryside.

GUIDE PRICE £180,000 - £200,000
Situation

The existing agricultural barn occupies a most pleasing position found within a more rural but yet not isolated situation towards the outskirts of Tibenham, set well back from a small country road and approached via a long shared hard standing driveway leading up to the barn and three other existing properties, on what was originally an old farm. The once small agricultural farm and original farm house are currently in the process of being restored and further information regarding this can be obtained by Whittley Parish. The proposed dwelling will enjoy a most pleasing rural outlook over the roaming countryside, yet still being within close proximity to amenities. The village of Tibenham is found close to the south Norfolk borders and has proved to be a popular location over the years, still retaining a strong and active local community with the benefit of a public house, church and village hall. A further more extensive range of amenities and facilities can be found in the historic market town of Diss, lying 7 miles to the south. Diss also has the benefit of a mainline railway station with regular/direct services to London, Liverpool Street and Norwich. The village of Long Stratton also provides a good range of amenities and facilities found just 6 miles to the north east. Wymondham and Attleborough are also approximately just under 10 miles to the north-west.

Description

The agricultural barn comprises of a steel frame building set upon a concrete base, the external elevations and roof are clad with corrugated asbestos sheeting. The current square footage of the barn is 315 sq mt (3390.63 sq ft) and has prior approval for proposed change of use of the existing agricultural building under Class Q, x 2 semi-detached dwellings, each proposed to expand to 1800 sq ft, (of internal living space).

Planning with permitted development rights was approved by South Norfolk Council, in March 2015. A planning application reference is, 2015/0718/MB.

ACCESS

The barns will be accessed via an existing shared driveway which currently serves access to three other dwellings. A maintenance cost will be set in place for the driveway being equally shared between all neighbouring properties. Access to the driveway will be from the west off Cherry Tree Road.

BOUNDARY CONDITIONS

It has been proposed within 6 months of the completion date, the purchaser will be required to erect a post and three strand wire fence to the entire north and west boundaries.
SERVICES

It has been advised that mains water and electricity are connected to the site. Connections to the dwellings will have to be made by the purchaser direct with the statutory undertakers.

FOUL WATER DISPOSAL

Shall be by a private treatment plant to be installed by the purchaser in accordance with the application details. The existing vendor will grant an easement to the adjacent ditch.

VIEWINGS: Strictly by appointment with Whittley Parish Estate Agents. Please contact a member of the Sales Team at our Long Stratton office on 01508 531331.

OUR REF: L0438

DIRECTIONS: From our Long Stratton office proceed south along the A140. Continue along the A140 until reaching the roundabout at the Pulhams. At the roundabout take the third exit right heading west onto the B1134 signposted towards Great Moulton. Continue approximately 5 ½ miles along this road turning right onto Cherry Tree Lane. Proceed along Cherry Tree Lane for approximately ¾ mile after which the driveway accessing the barn will be found on your right hand side marked by the Estate Agents board.

Visit our website: www.whittleyparish.com

MORTGAGE ADVICE

We are pleased to be able to introduce you to Independent Financial Advice by introducing you to BPR Financial Services. Brian Rumsey is available for appointments in our office or can come to your home. He will explain in easy steps the costs involved in buying and selling and can advise you on the most suitable mortgage and repayment method for your circumstances. Call Brian on 01379 650818

BPR INDEPENDENT FINANCIAL SERVICES

An appointed representative of Tenet Connect Services Ltd which is authorised and regulated by the Financial Services Authority. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request - loans subject to status. Whittley Parish Estate Agents is an introducer to BPR Independent Financial Services but is not authorised to give financial advice.

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CPRs)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the TEAM Association Consortium Company of which it is a member and TEAM Association Limited for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.