



RESIDENTIAL DEVELOPMENT OPPORTUNITY

GOOSEBERRY HILL, SWANTON MORLEY, DEREHAM, NORFOLK



- Outline planning permission for 9 dwellings
- Village location
- Option to acquire additional farmhouse for renovation
- 16 miles to Norwich
- 3 miles to Dereham
- 20 miles to Fakenham
- 0.75ha (1.85ac) Greenfield site

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IMPORTANT NOTICE: Barry L Hawkins, their clients and any joint agent give notice that: they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statement or representations of fact. Any area, 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 and Barry L Hawkins have not tested any services, equipment of facilities. Purchasers must satisfy themselves by inspection or otherwise.



DESCRIPTION

The land for sale is approximately 0.75ha (1.85ac) including the old farmhouse which is an opportunity to renovate. The land and farmhouse is only available as a single lot.

LOCATION

Swanton Morley facilities offer, including a butchers, village shop, Post Office, garage, primary school, delightful village green and two public houses - Darby's and The Angel. There is also a village hall and local sports clubs which include football, bowls and cricket. The nearby River Wensum, lakes and fisheries provide fantastic spots for fishing and nature lovers will discover footpaths criss-crossing the area.

For more amenities and shops, the bustling market town of Dereham is located just 3 miles away and offers a shopping centre, market place, golf course, cinema and swimming pool.

PLANNING

The site has an outline planning consent for residential of 9 dwellings, application for approval of reserved matters must be made not later than the expiration of two years. The outline permission grants 9 residential dwellings of no greater than 1,000 square metres of gross internal floor space. Reason for condition: this is required to specify and control the permission as a larger development would need to provide for affordable housing in accordance with policy DC04 of the Breckland Adopted Core Strategy.

Further details on the planning permission can be requested from the selling agent or on the Breckland Council planning portal ref: 3PL/2016/0454/O

All planning enquiries should be made to Breckland Council planning department TEL: 01362 656870

AGENTS NOTES

1. The sale will be subject to contract
2. An overage clause will be included in the sale should a purchaser increase the number of open market plots above 9 dwellings.

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SERVICES

It is understood that mains services are available for connection. Potential buyers should ensure the availability and adequacy of all these services.

LEGAL COSTS

Each party to be responsible for their own legal costs.

GUIDE PRICE

Offers invited

Guide Price £575,000 to £800,000 for the freehold

VAT

VAT will not be payable on the purchase price

VIEWING

Applicants wishing to view the property may do so at any reasonable time with a set of these details in hand.

CONTACT

For further information, please contact:

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