

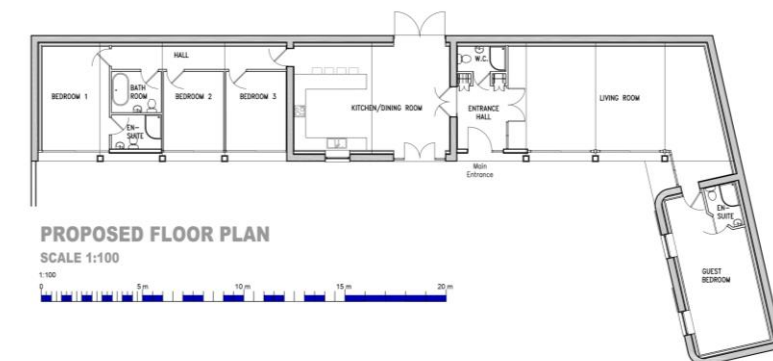


PROPOSED SOUTH ELEVATION

SCALE 1:100

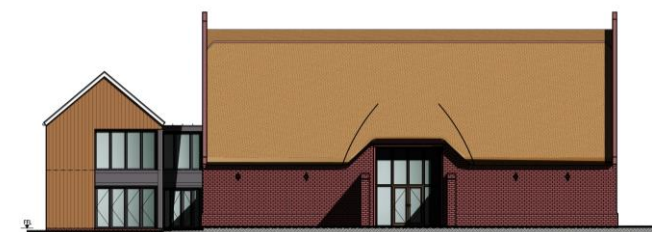


PLOT 1 – photo and floorplan



PROPOSED FLOOR PLAN

SCALE 1:100



WEST ELEVATION

SCALE 1:100



PLOT 2 - photo

14 Regent Street  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Development Opportunity – 5 Plots

Price £550,000 Freehold

Home Farm Barns, Hemsby, Great Yarmouth, NR29 4LE



**Development Opportunity**  
**A rare opportunity to acquire a substantial complex of traditional Norfolk red brick barns with full planning consent for the creation of five stunning homes. The site extends to approximately 1.70 acres.**

**LOCATION**  
Hemsby is a popular residential village and an established holiday resort on the Norfolk Coast. It is situated approximately 7.5 miles north of Great Yarmouth and 8.7 miles north east of Acle.

The barns are positioned in a delightful central village location offering walking distance to amenities including the Post Office, Village Hall and playing field, shops and takeaways.

The famous Norfolk beaches are close by and this location is on the edge of the Broads National Park.

**PROPERTY DESCRIPTION**  
The opportunity is a substantial complex of traditional Norfolk Barns with red brick elevations and a mix of thatched and pantile roofs.

The scheme is anchored by a significant Grade II Star listed barn which provides an opportunity for a stunning conversion with a new built contemporary annexe attached to provide a completely bespoke living opportunity. Four further plots are provided offering many original features and exposed beams. The barns date from the late seventeenth century.

**PLOT 1**  
An L-shaped single storey barn extending to a gross external area of approximately 235 sq m (2,530 sq ft) on a plot of approximately 0.128 hectares (0.32 acres). The barn will provide a four bedroom dwelling with significant grounds, central living area with family rooms to one end and guest accommodation to the other end.

**PLOT 2**  
This contains the Grade II Star listed barn and the new contemporary addition. The plot extends to approximately 0.185 hectares (0.45 acres) and it is proposed that the barn is converted to provide a significant open plan lounge/function area with large entrance hall and an installed dining area with mezzanine above providing a guest bedroom with en suite. A new link building, contemporary in design, provides three further bedrooms, two with en suites, family bathroom and a double garage. The accommodation extends to a generous 432.91 sq m (4,660 sq ft).

**PLOT 3**  
This barn sits on a plot at the north end of the site extending to approximately 0.1133 hectares (0.28 acres). This barn is a three bedroom detached barn providing a net internal area of approximately 121.98 sq m (1,313 sq ft).

**PLOT 4**  
Positioned to the north of the site, this is a new build cleared plot extending to approximately 0.0772 hectares (0.19 acres) and a three bed detached barn is proposed extending to approximately 122.63 sq m (1,320 sq ft).

**PLOT 6**  
A largely cleared plot extending to 420 sq m upon which a courtyard style barn in three wings is proposed extending to approximately 125 sq m (1,350 sq ft).

**PLANNING**  
The site has been given full planning consent for the conversion of the existing agricultural buildings to provide five residential units (including Plot 6) through the conversion of existing buildings, demolition of modern agricultural buildings, new/replacement buildings and extensions to existing buildings and associated infrastructure. The reference is number is 06/20/0023/F.

**AGENT’S NOTE**  
Substantial commencement has begun on site with the demolition of former grain stores and potato sheds to clear the external areas.

**SERVICES**  
We believe that mains water, drainage and electricity are available on site or close too via the adjacent main road Waters Lane.

**TERMS**  
The development opportunity is offered for sale freehold.

**PRICE**  
£550,000. VAT will not be payable.

**VIEWINGS**  
Strictly by appointment with the sole selling agents, BYCROFT COMMERCIAL.  
Please contact Daniel Bycroft for further information – tel: 01493 844489 or email: db@bycroftestateagents.co.uk

