



Short Green | Winfarthing | IP22 2EE
Price Guide £400,000

twgaze

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DEVELOPMENT OPPORTUNITY. Detached, historic timber barn with full planning granted for residential conversion, along with permission for separate annex. Agricultural barn behind also has full planning granted. Non-estate position.

- Two separate barns, both with planning permission for conversion
- Open farmland aspect beyond the Agricultural barn at rear
- Non-estate position in Winfarthing
- Development opportunity

Full Description

Location

Winfarthing is a semi-rural village located just off the B1077 between Old Buckenham and Diss, with the latter just 5 miles away and having an excellent range of facilities including schooling to sixth form level, local and national shops and various sports clubs (rugby, tennis, football and golf course to name a few). Transport links are good with Diss having a mainline rail service on the Norwich to London Liverpool line (journey time of 90 minutes), Norwich itself is just 20 miles away and the A11 giving a swift route to Newmarket and Cambridge is 5 miles away. This is an attractive property in a semi-rural position combining the country lifestyle with easy access to





facilities.

The barns

Agricultural barn has full planning permission granted backing onto open farmland.

The Historic timber-framed barn is located closer to the road and also has full planning passed for residential conversion, and with the annexe, together with permission to replace the Nissen hut into a cart lodge style garage'

South Norfolk planning references:

Rear Agricultural barn: 2024/0476

Front Historic barn: 2019/1166

Agent notes:

The sellers have informed us that some underpinning work has been carried out on the annexe, which results in the continuation of the planning permission for both the Historic Timber barn and the annexe.

Some of the buildings shown on the illustrative plan have been removed.

CIL: The development subject to Community Infrastructure Levy payment to South Norfolk Council, details/ costs of which can be found on the South Norfolk planning portal.

<https://www.southnorfolkandbroadland.gov.uk/planning/community-infrastructure-levy>

How to get there

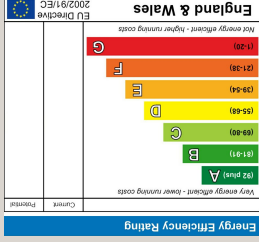
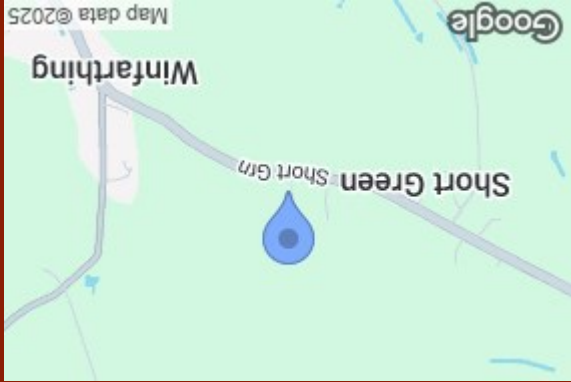
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Viewing

By appointment via TW Gaze

Freehold

Ref: 2/19760/RM



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