



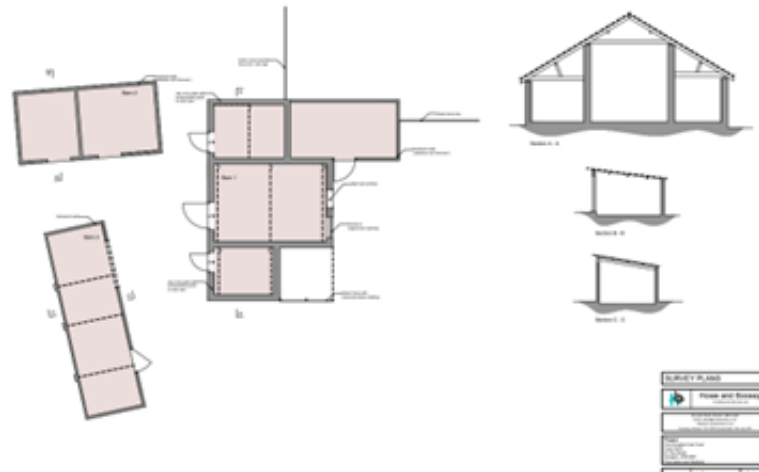
Town Farm Barn
The Street,
Ovington,
IP25 6RT

Guide Price: £180,000





- Barn and outbuildings with full planning permission granted
- Plans granted for a 3-bedroom detached barn conversion
- Mature grounds with pond
- Grounds total around 0.6 acre (stms)
- Tucked down a private track
- Just a short drive from Watton
- Planning ref: 3PL/2023/0097/F



Location

The barn is accessed from a private track just off The Street in Ovington. The village is semi-rural, yet just a couple of miles from the Breckland market town of Watton, which is centrally placed in Norfolk between the neighboring towns of Dereham and Thetford. Watton offers a good range of useful shops, supermarkets, public houses, cafes and takeaways, along with numerous other local businesses. The town has a 'good' OFSTED rated secondary school (Wayland Academy), along with a regular bus connection which runs to Wymondham, Norwich City Centre and the Norfolk and Norwich University Hospital.





The Scheme

Planning Consent has been passed by Breckland Council under planning reference 3PL/2023/0097/F on the 14th August 2023. The consent must be started within three years of this date.

Outside

The part clay lump barn and associated outbuildings are positioned in the corner of the plot and will possess excellent views and a good degree of sunshine across the south facing garden and pond.

Agents note: The drone shots are to purely show the surrounding area and do not indicate the proposed curtilage. The barn will be sold with a right of way along the access track from The Street.

Services

Mains water and electricity are available for connection close by, with private treatment plant proposed for drainage.

How to get there – What3words:

[sublime.agency.cabbies](https://www.what3words.com/sublime.agency.cabbies)

Viewing

Strictly by appointment with TW Gaze.

Tenure:

Freehold

Ref: 2/19424/RM

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