



The Street | Ovington | IP25 6RT
£180,000

twgaze

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Unconverted clay lump barn with outline planning approval for detached dwelling and garaging. Situated on mature grounds and pond totaling approximately 0.6 acre (stms). Far reaching countryside views beyond. Breckland village location. Planning ref: 3PL/2023/0097/F.

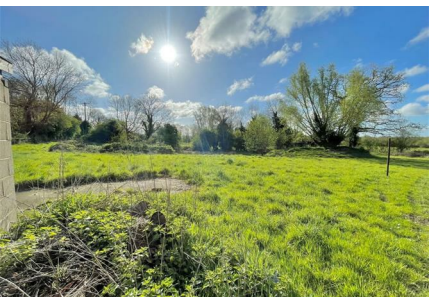
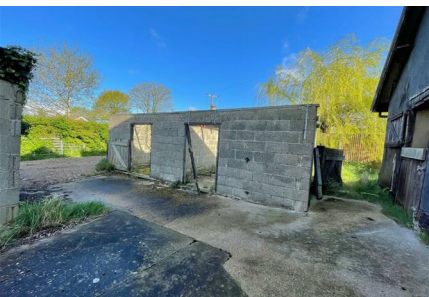
- Barn with full planning permission granted for conversion
- Mature grounds with pond.
- Plot totals around 0.6 acre (stms)
- Excellent countryside views
- Tucked down a private track within
- Just a short drive to Watton Ovington
- Planning ref: 3PL/2023/0097/F

Full Description

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. Please note that the side and rear boundaries have not yet been staked out, please contact the sales office for further information

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.

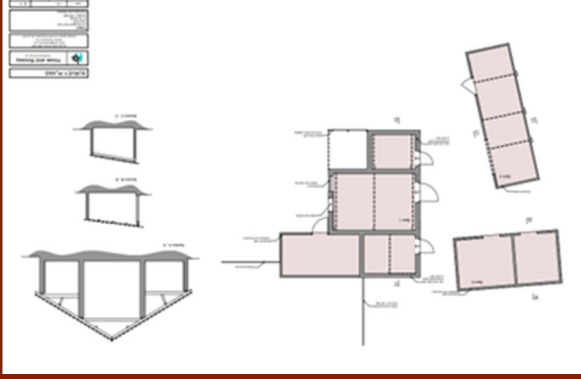
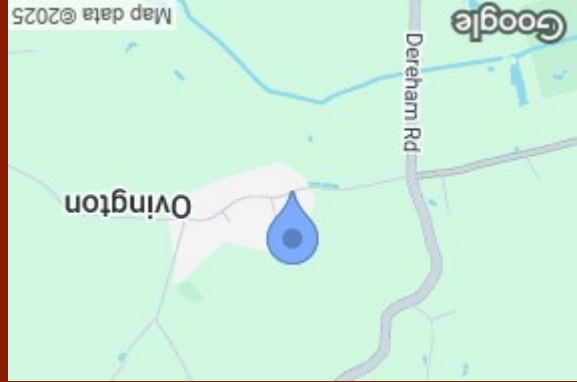
How to get there

What3words: [sublime.agency.cabbies](https://www.what3words.com/sublime.agency.cabbies)

Viewing Strictly by appointment with TW Gaze.

Freehold

Ref: 2/19424/RM



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (91-100)	
B (81-90)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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