



Land at Tretts Lane

FLEGGBURGH

SOWERBYS

Land & New Homes Specialists



INTRODUCING

Land at Tretts Lane

Tretts Lane, Fleggburgh, Great Yarmouth, Norfolk
NR29 3AT

Full Planning Permission

Available Immediately and Ready to Start

Borough of Gt Yarmouth Council Planning Ref: 06/20/0116/D

Two Chalet Style Properties with 4 Bedrooms, 4 Bathrooms

Site is Approximately 0.4 of an Acre (STMS)

South-Facing Gardens and Ample Driveway Parking

No NN, BNG or CIL

Site was Briefly Commenced by the Current Owner

Ready for immediate commencement, this site - with planning permission for two spacious and attractive chalet-style dwellings - had reserved matters approved in 2020. A brief start was made on site, which can be seen when viewing the land.

The site measures approximately 0.4 of an acre (stms), and the two properties are identical (albeit handed), each featuring spacious driveways, garages, four bedrooms, and four bathrooms, along with generous reception rooms and kitchens.

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Location Plan



Fleggburgh

A WELCOMING RETREAT IN THE
HEART OF THE BROADS

Fleggburgh - also known as Burgh St Margaret - is a charming Norfolk village that captures the essence of countryside living, perfectly placed between the golden beaches of Great Yarmouth and the historic city of Norwich. Surrounded by the serene landscapes of the Broads National Park, it's the kind of place where life naturally slows down.

The village has a primary school, GP surgery, pub, village hall and shop - everything you need for daily life, all within easy reach. It's a haven for outdoor enthusiasts too, with walking and cycling routes weaving through peaceful countryside and alongside the tranquil broads.

Neighbouring hamlets like Billockby and Clippesby add to the local charm, and nearby Filby and Lily Broad are ideal for birdwatching, photography or simply soaking up the scenery. Fleggburgh's thatched church, St Margaret's, offers a glimpse into its rich history, dating back to Norman times.

Despite its rural feel, the village is well connected. In just 20 minutes, you can be in Norwich - a city full of culture, character and colour. From medieval streets and two cathedrals to modern restaurants, theatres and shops, it's a place that blends heritage with a lively, contemporary spirit. Chantry Place provides big-name shopping, while the award-winning Norwich Lanes are perfect for discovering unique cafés, bars and boutiques.

Whether you're looking to embrace a slower pace, connect with nature, or enjoy the best of both village and city life, Fleggburgh has a special way of making you feel at home.



Note from Sowerbys



“Fleggburgh is the kind of place people can dream of building a life - surrounded by countryside, close to the Broads, and with the city of Norwich just a short drive away.”



TENURE
Freehold.

LOCATION
What3words: ///dance.fatigued.normal

AGENT'S NOTE
Site was briefly commenced by the current owner.

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