



PLOT, HALL ROAD, BARTON TURF  
£300,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS





## PLOT, HALL ROAD, BARTON TURF, NORFOLK NR12 8AR

- An incredibly rare opportunity to acquire one of two waterside building plots
- Detailed planning permission for a detached single storey 4 bedroom dwelling with a double garage
- Direct water access and private mooring
- Private, quiet and picturesque location

An incredibly rare opportunity to acquire one of two waterside building plots with detailed planning permission for a detached, single storey 4 bedroom dwelling with double garage and moorings.

Occupying a private and picturesque location set directly on the water looking out over Lime Kiln Dyke, only one mile from Barton Broad.

The plot extends to approximately 0.18 acres and was part of the old Neatishead Boatyard site purchased by the current owners in the early 1980s.

Planning permission was originally obtained for the redevelopment which at that stage included four residential dwellings, in 1985 with construction of the first property, Plot 4, completed between 1986 - 1988.

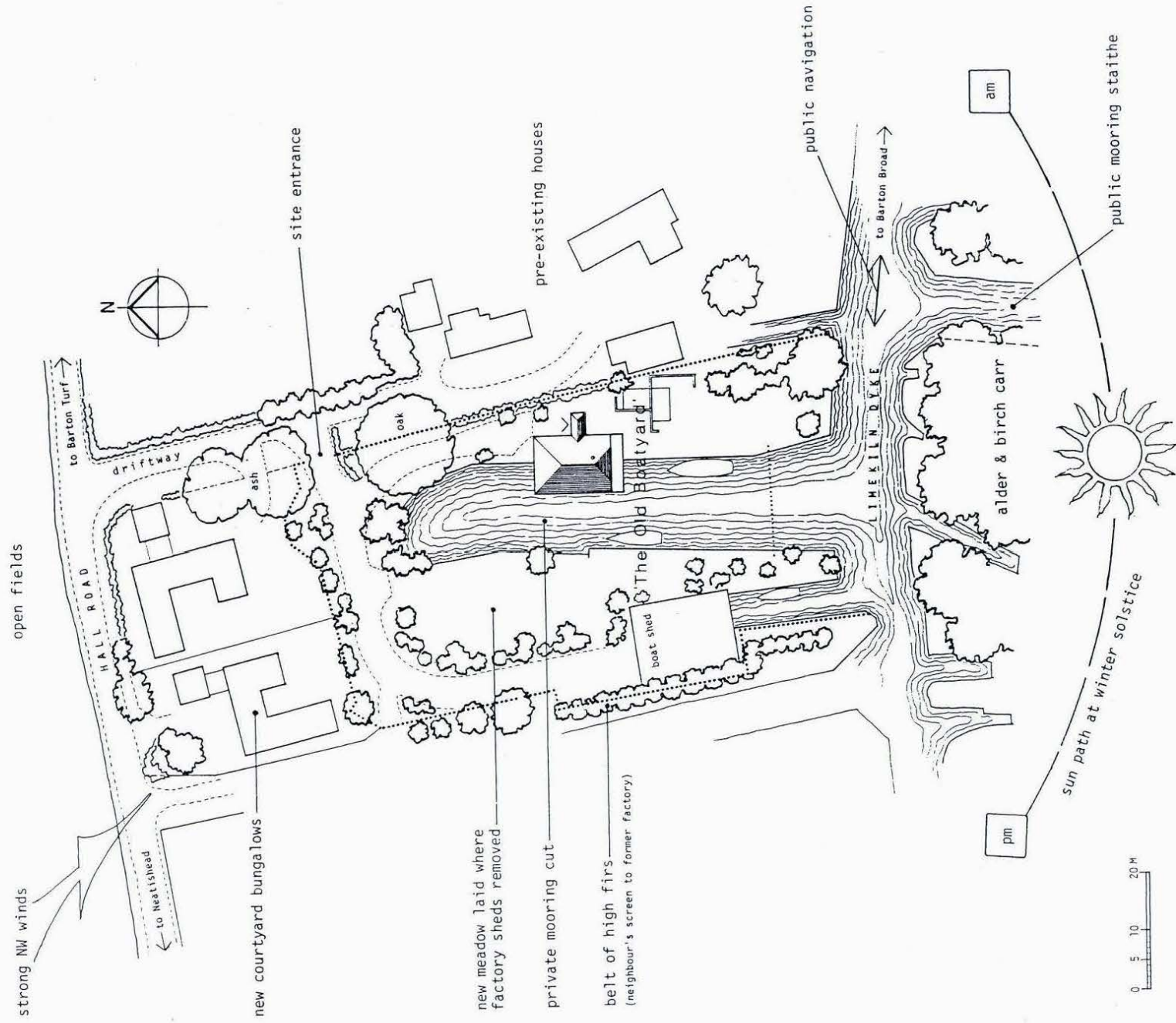
This quiet and private plot is completely unseen from the road with access via a shared roadway.

Barton Turf is a small, unspoilt and highly sought after village at the heart of the Norfolk Broads within easy reach of a wealth of local amenities with Wroxham approximately 5 miles away and two close market towns, Stalham (5 miles) and North Walsham (8 miles).

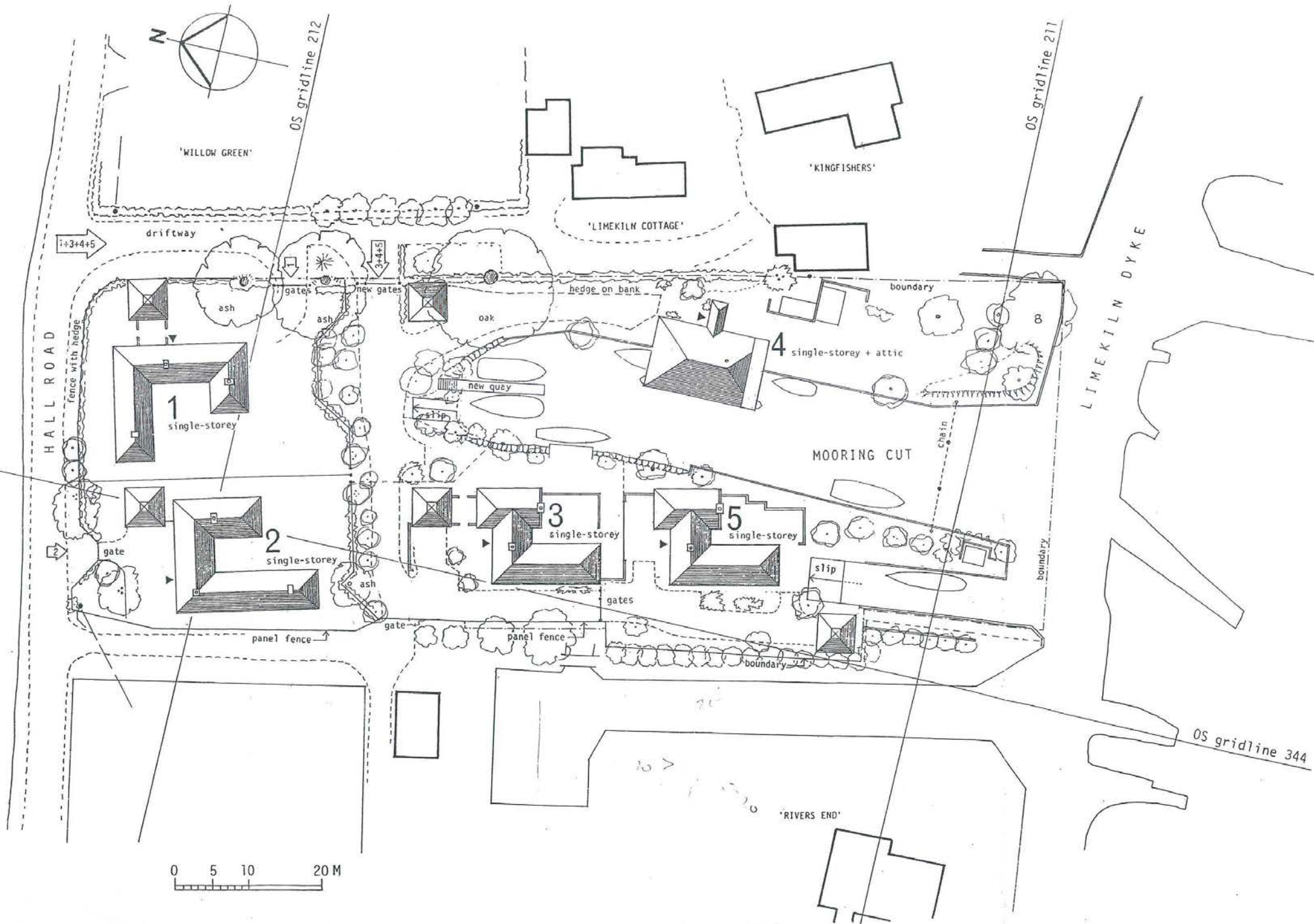
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

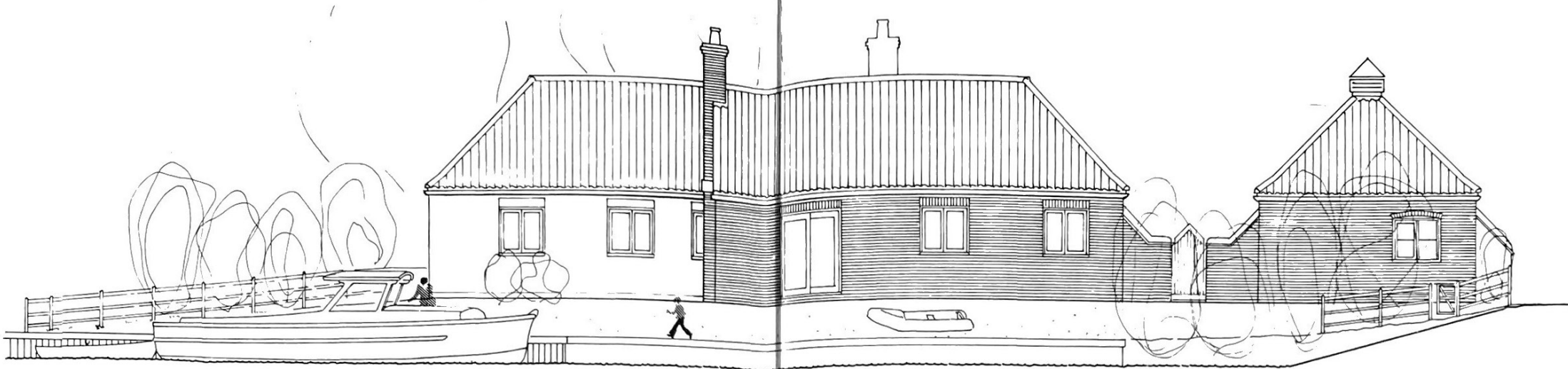
Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.



'The Old Boatyard', Barton Turf – site plan

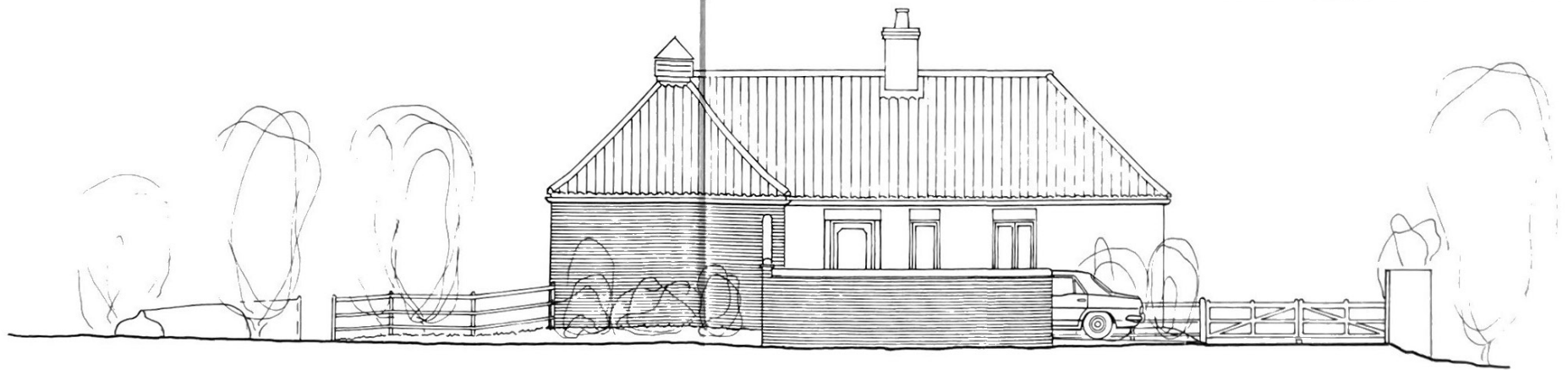


NEATISHEAD BOATYARD REDEVELOPMENT : BLOCK PLAN scale 1:500

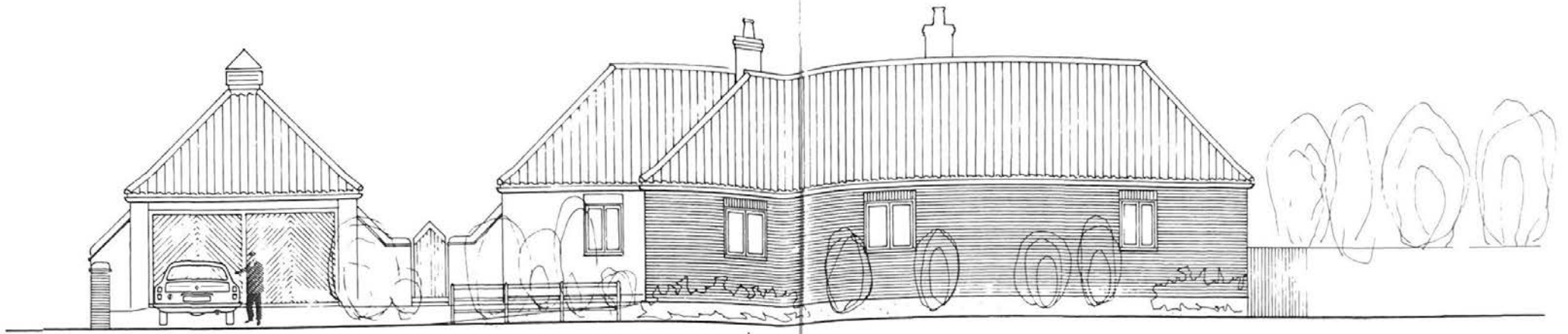


EAST ELEVATION TO MOORING CUT

**MATERIALS**  
 Roofs Redland Norfolk pantiles (terracotta)  
 Walls Ibstock Leicester Red stock bricks  
 Windows white painted softwood or white uPVC



NORTH ELEVATION



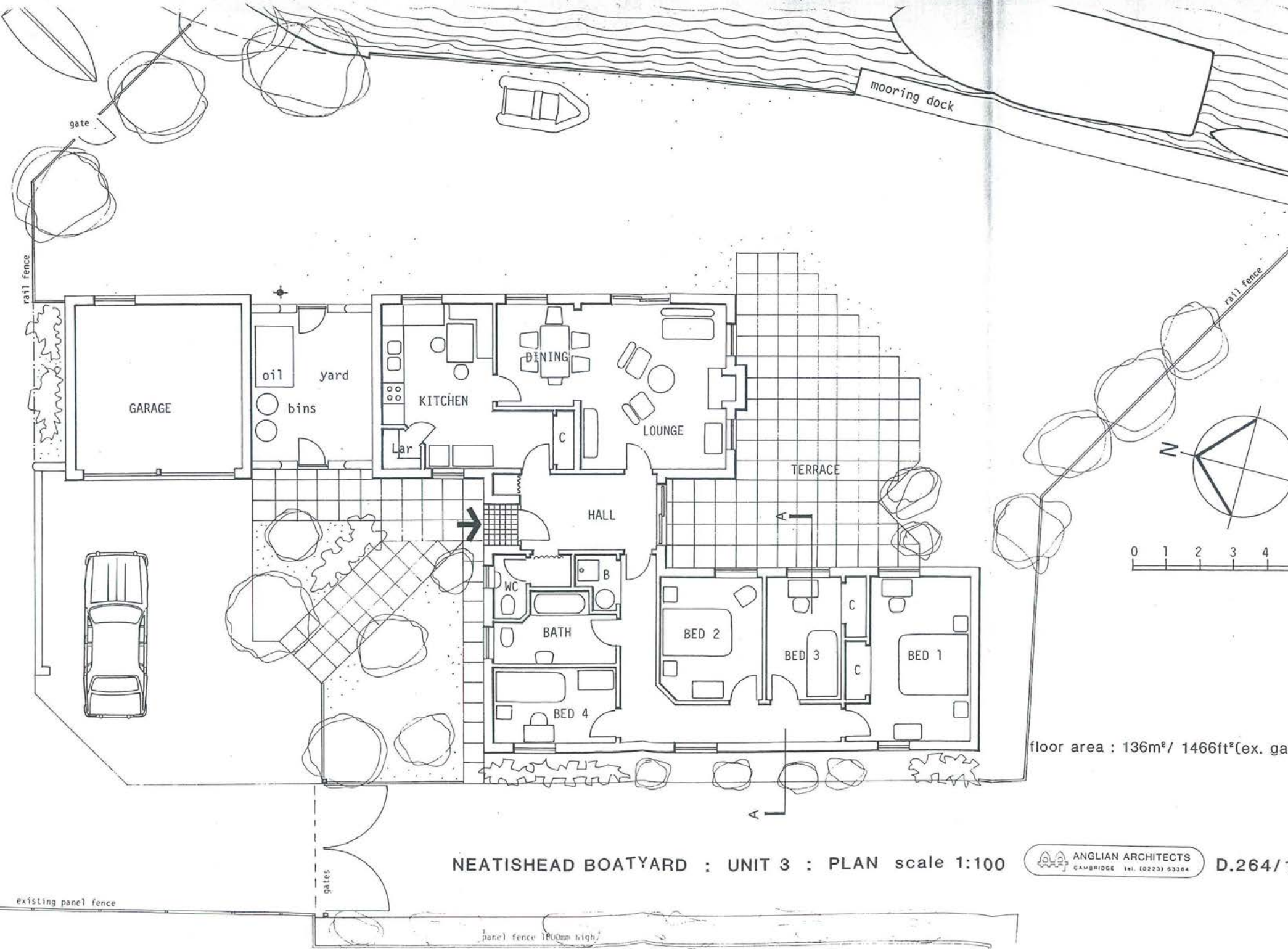
WEST ELEVATION

MATERIALS	
Roofs	Perland Norfolk pantiles (terracotta)
Walls	18stock Leicester Red stock bricks
Windows	white painted softwood or white uPVC



SECTION AA and SOUTH ELEVATION





floor area : 136m<sup>2</sup>/ 1466ft<sup>2</sup>(ex. gar)

NEATISHEAD BOATYARD : UNIT 3 : PLAN scale 1:100



D.264/1

existing panel fence

panel fence 1800mm high



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