



PLOT, HALL ROAD, BARTON TURF  
£375,000 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
- Set directly on Lime Kiln Dyke with extensive quay headed moorings plus a mooring dock
- Private, quiet and picturesque location
- Site extends to approximately 0.2 acres

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 upon Lime Kiln Dyke, approximately one mile from Barton Broad.

The plot extends to approximately 0.2 acres with over 100ft of private quay heading along with an additional mooring dock measuring approximately 45ft x 15ft.

The plot was part of the old Neatishead Boatyard site which was purchased by the current owners in the early 1980s.

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

Plots 1 and 2 were both sold off in the late 1980s and subsequently fully developed with additional planning obtained for this plot, Plot 5, in 1997, with NNDC confirming in 2002 that material operation had taken place.

Currently on site is one of the original boatyard buildings, which would need to be removed prior to redevelopment. The large, industrial style boatshed measures approximately 61ft x 45ft and is of steel construction with cement based cladding, which is believed to contain asbestos.

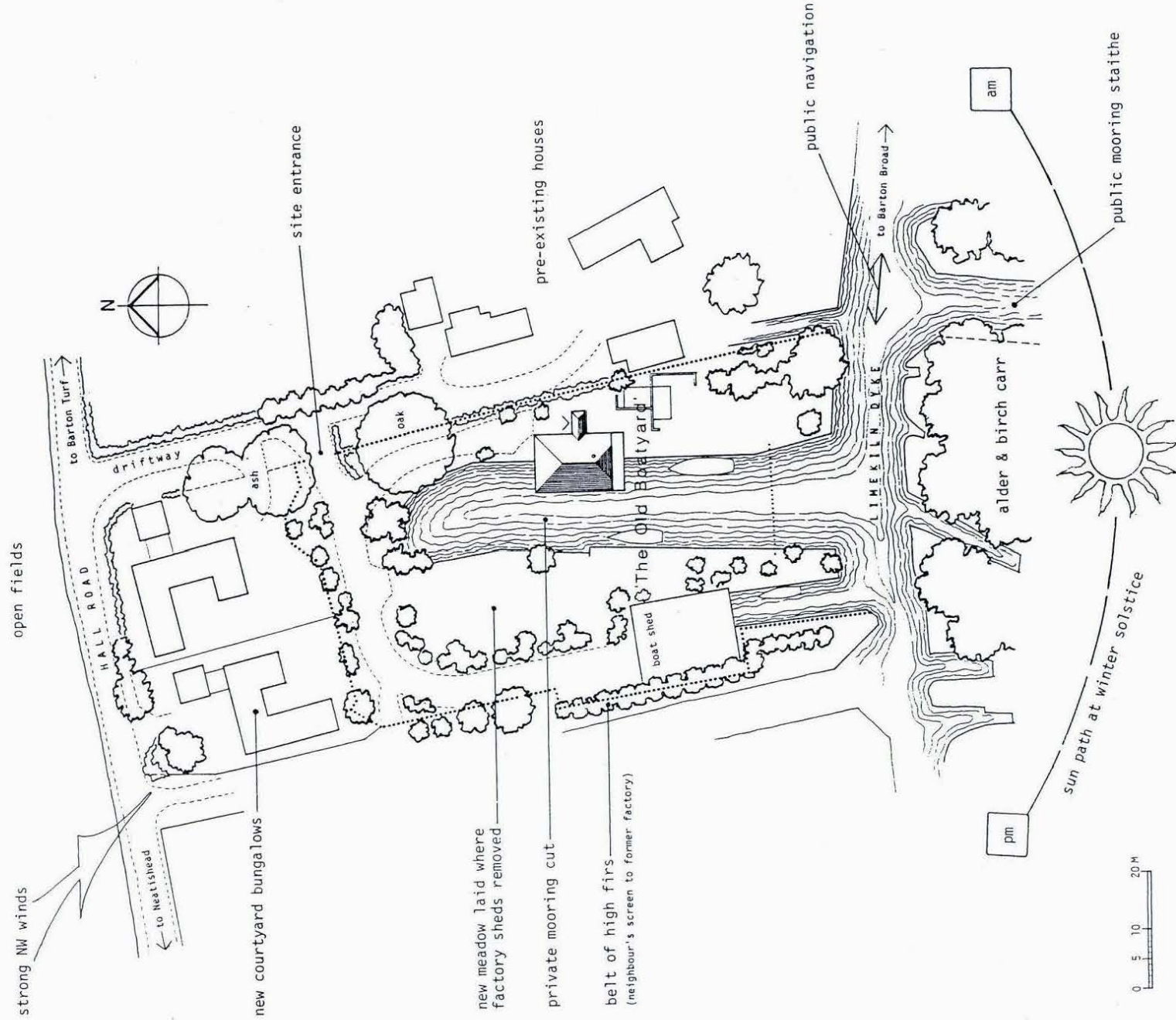
This quiet and private plot is completely unseen from the road with access via a shared roadway.

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).

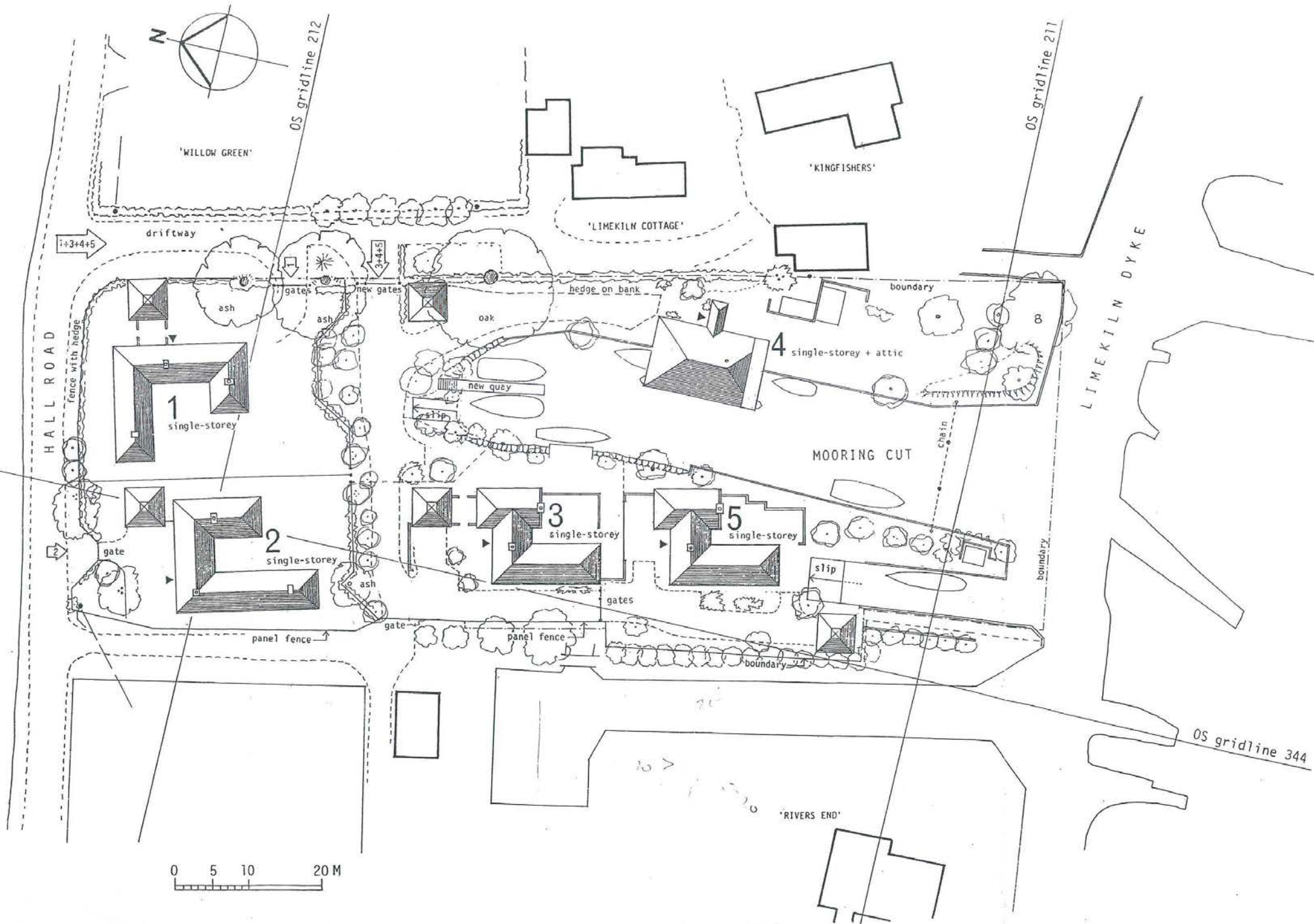
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

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.

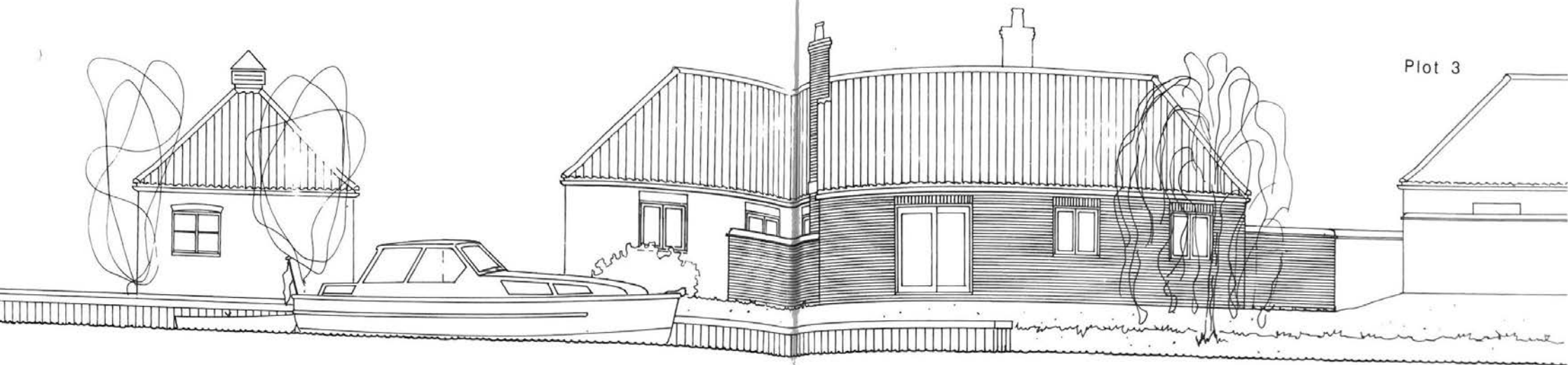
Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.



'The Old Boatyard', Barton Turf – site plan



NEATISHEAD BOATYARD REDEVELOPMENT : BLOCK PLAN scale 1:500



EAST ELEVATION TO MOORING CUT

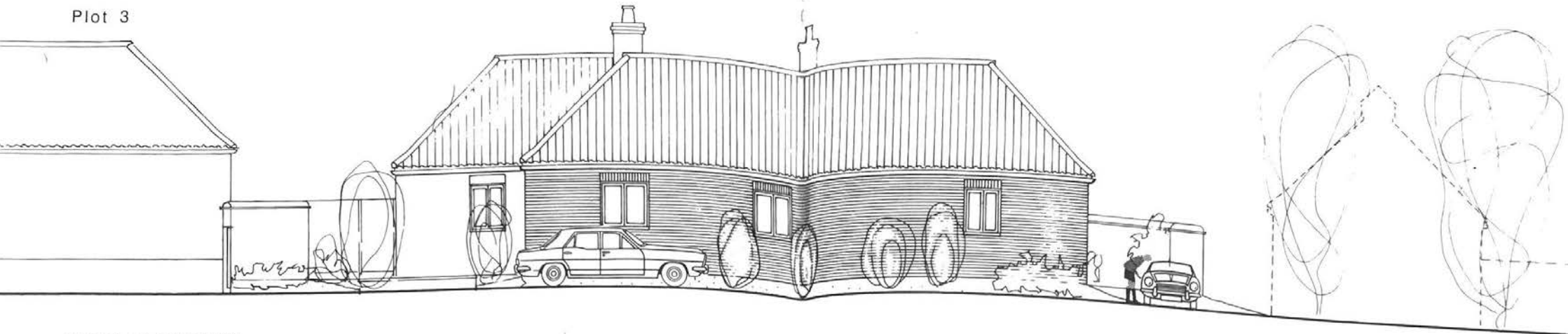
**MATERIALS**

- Roofs - Goxhill 'Old English' clay pantiles 'Mixed Russet'
- Walls - Ibstock 'Leicester Red' stock bricks keyed-pointed
- Windows - White painted softwood or white uPVC
- Gutters & downpipes - Marley 'Deepflow' black uPVC on black painted softwood fascia boards
- Fencing & Gates - Fencing: 'Tanalised' softwood painted dark brown Solignum  
- Gates: 'Protimised' softwood painted



NORTH ELEVATION

Plot 3



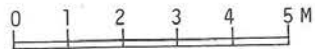
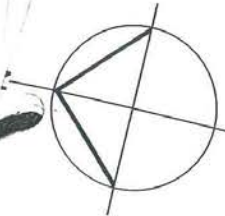
WEST ELEVATION



SECTION AA and SOUTH ELEVATION

- MATERIALS**
- Roofs - Goxhill 'Old English' clay pantiles 'Mixed Russet'
  - Walls - Ibstock 'Leicester Red' stock bricks keyed-pointed
  - Windows - White painted softwood or white uPVC
  - Gutters & downpipes - Marley 'Deepflow' black uPVC on black painted softwood fascia boards
  - Fencing & Gates - Fencing: 'Tanalised' softwood painted dark brown Solignum
  - Gates: 'Protimised' softwood painted





post & rail fence 900 high

brick wall 2000 high

brick wall 1800 high

close-boarded fence 1800 high

brick wall 2000 high

Plot 3

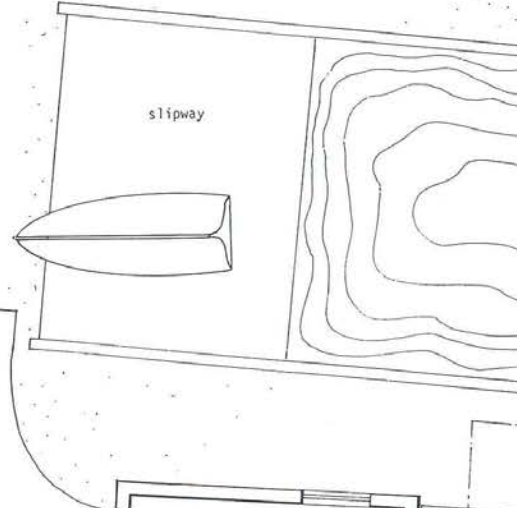
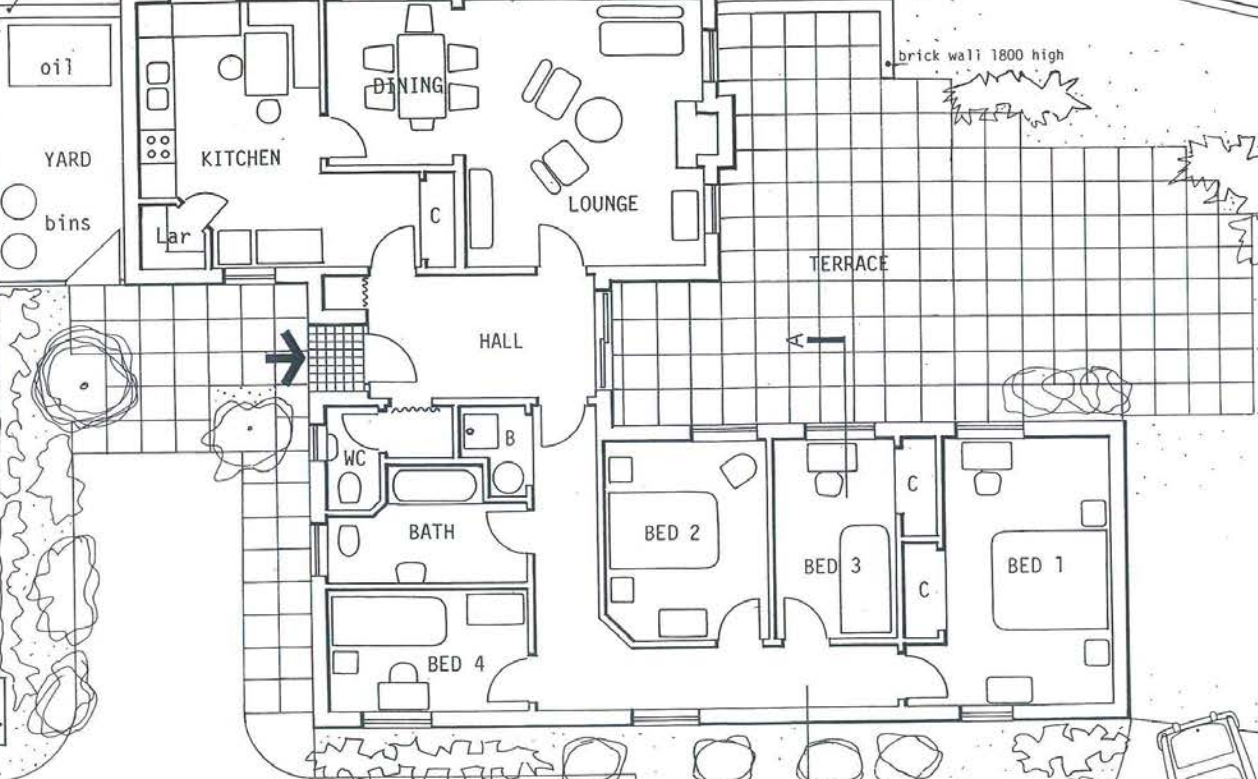
gate 3.2

gate 3.1

boundary

existing panel fence 1800 high extended to new garage

boundary





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