



INTRODUCING

# Land at 51 Thetford Road

*Watton, Norfolk*

**SOWERBYS**

Land & New Homes Specialists



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INTRODUCING

## Land at 51 Thetford Road

Watton, Norfolk,  
IP25 6PN

Planning Reference  
3PL/2023/1149/F  
(Breckland Council)

Permission for Two, Four  
Bedroom Detached Houses  
with Double Garages

Fantastic Development  
Opportunity

Within a Popular Market Town,  
Surrounded by Amenities

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Planning has been granted for two impressive, detached modern homes, both with spacious plots and double garages.

Full details can be found on the Breckland Portal, planning reference 3PL/2023/1149/F. The planning was granted on October 2nd, 2024 and work should commence within the usual three year period.

There are a number of conditions which need to be satisfied, none of which appear to be unusual. We ask that all interested parties inspect these conditions prior to offering.

Please note that the dwelling on the land is occupied, so we ask that no visits to site are made without an appointment. The existing house and proposed garage are not part of the sale.





Ground Floor Plan



First Floor Plan



South Elevation



East Elevation



North Elevation



West Elevation



Ground Floor Plan

First Floor Plan



South Elevation



East Elevation



North Elevation



West Elevation

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Copyright V360 Ltd 2025 | [www.houseviz.com](http://www.houseviz.com)



# Watton

## ROOM TO GROW IN THIS STRONG RURAL COMMUNITY

Watton, a beloved market town nestled in Breckland, Norfolk, offers a tranquil retreat with abundant country homes and equestrian properties. Each year, the Wayland Show, among England's oldest agricultural shows, brings the community together.

The town boasts essential amenities, including primary, junior, and secondary schools, a GP clinic, dental surgery, chemist, supermarket, Post Office, and sports centre. Loch Neaton, reputedly England's sole loch, originated in 1875 when Scottish railway workers excavated land, creating a lake filled by the River Wissey. Though the Victorian-era attractions have vanished, Loch Neaton remains a scenic spot for leisurely walks and fishing.

Nearby Wayland Wood, rumoured to be the setting for the children's tale "Babes in the Wood," invites exploration with its natural beauty. Outdoor enthusiasts can explore Thetford Forest's cycling trails or tee off at Richmond Park Golf Course, an expansive 18-hole course set in picturesque parkland.

After a day of activities, Watton offers several welcoming pubs like The Willow House and The Waggon & Horses in Griston, or The Old Bell in Saham Toney, ideal for enjoying local ales and hearty meals.

With its rich history, breathtaking landscapes, and diverse property offerings, Watton shines as a gem in Norfolk's rural landscape.



### LOCATION

What3words:///sped.ranged.firework

### AGENT'S NOTE

Planning permission has been granted for two dwellings.  
Planning Reference - 3PL/2023/1149/F (Breckland Council)

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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