



Building plot at High Lees Farm
Kirstead Green, Kirstead

BROWN & CO

Building Plot at High Lees Farm, Kirstead Green, Kirstead

A rare opportunity to acquire a building plot for a sleek and contemporary four bedroom family home set in an attractive rural location with grazing paddock.

In all 0.82 hectares (2.03 acres)

For sale by private treaty



INTRODUCTION

Approached via a shared tree lined drive, the building plot is on the site of the existing agricultural barn which occupies an elevated position. The thoughtfully designed new dwelling will be positioned to enjoy vistas of the associated grazing land and countryside beyond.

The floorplan for the new dwelling shows a total floor area of 310 sqm, with accommodation as follows:

Ground Floor: Boot room | study | games/ family room | WC | utility | lobby | reception | vaulted living room and open plan kitchen/ dining room.

First Floor: Master Suite | Bedroom Two with En-suite | Two further Bedrooms | Family Bathroom

LOCATION

Located in a rural position on the edge of Kirstead Green, the property is approximately one mile south of the vibrant village of Brooke, which offers multiple clubs and societies as well as the local pubs. The bustling market town of Bungay is 6.5 miles to the south with amenities including independent and chain retail shopping and a traditional weekly market.

The Old Hall Farm Shop is popular foodies and the river network through Bungay offers paddle boarding, canoeing, and fishing opportunities. Suffolk Heritage Coast is circa 40 minutes away.

The Cathedral City of Norwich is approximately 9.5 miles north and offers a wide range of leisure, historical and cultural facilities as well as a main line rail link to London Liverpool Street (110 minutes) and an international airport.

BUILDING PLOT & GRAZING LAND

The site extends to in all 1.70 acres and has planning permission under application number 2022/2371 for the replacement of an existing redundant farm building (subject to previous class Q approval & extant planning permission) with a single dwelling and associated development. Full details are available from the South Norfolk planning website.

The grazing which to the south and east is enclosed by well-established hedgerows along the southern and western boundaries. The land itself has been managed with an environmental focus over the last few years to enhance the flora and fauna available.

AGENT'S NOTES

The property will be sold subject to a restrictive covenant prohibiting any more than one dwelling on the site.

TENURE & POSSESSION

The property is offered for sale freehold with vacant possession upon completion.

EXCHANGE OF CONTRACTS & COMPLETION

Exchange of contracts will take place within 21 days of receipt by the purchasers' solicitor of a draft contract with completion no later than 28 days thereafter. A deposit of 10% of the purchase price will be payable on exchange of contracts.

RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned and wayleaves, all or any other like rights, whether mentioned in these particulars or not. In particular:

- A right of access will be granted along the drive hatched brown subject to a contribution towards the cost of maintenance and upkeep

SERVICES

We are advised that a mains water supply and electricity is available, but purchaser would need to complete their own connections.

VALUE ADDED TAX

Should any sale of the land or right attached to it become a chargeable supply for the purpose of VAT, such tax shall be payable by the purchaser in addition to the contract price.

TOWN & COUNTRY PLANNING

The purchaser/s will be deemed to have full knowledge and have satisfied themselves as to any planning matters that may affect the property. Relevant planning application references 2022/2371, 2018/0752)

DISPUTES

Should any dispute arise as to the boundaries or any points concerning these particulars, schedules, plans or interpretation of any of them, the question will be referred to an arbitrator appointed by the selling agent, whose decision acting as expert shall be final.

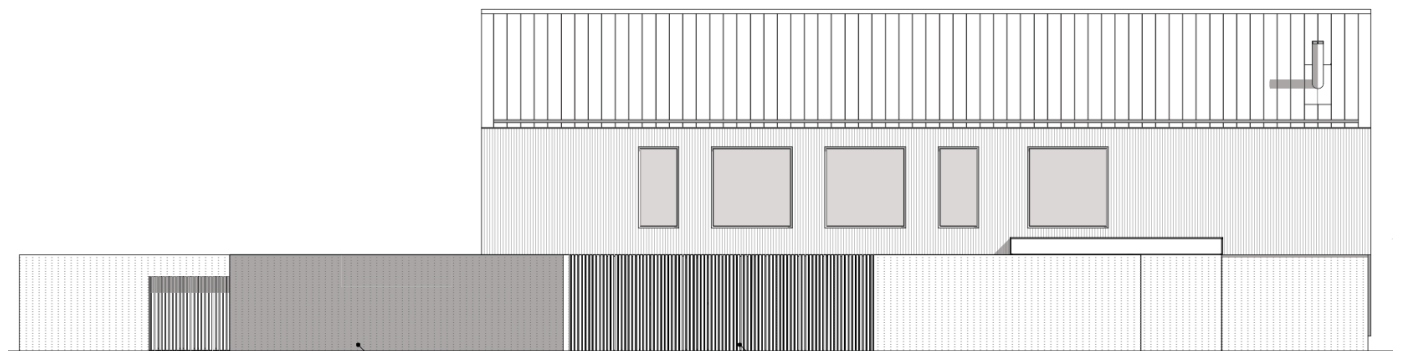
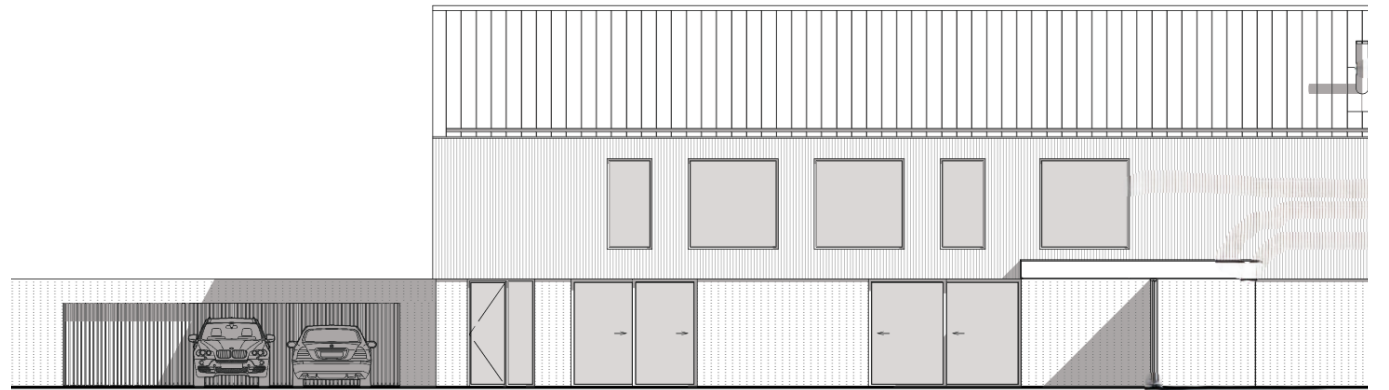
The purchaser shall be deemed to have full knowledge of all boundaries and neither the Seller nor the Sellers' Agents will be responsible for defining the boundaries or the ownership thereof.

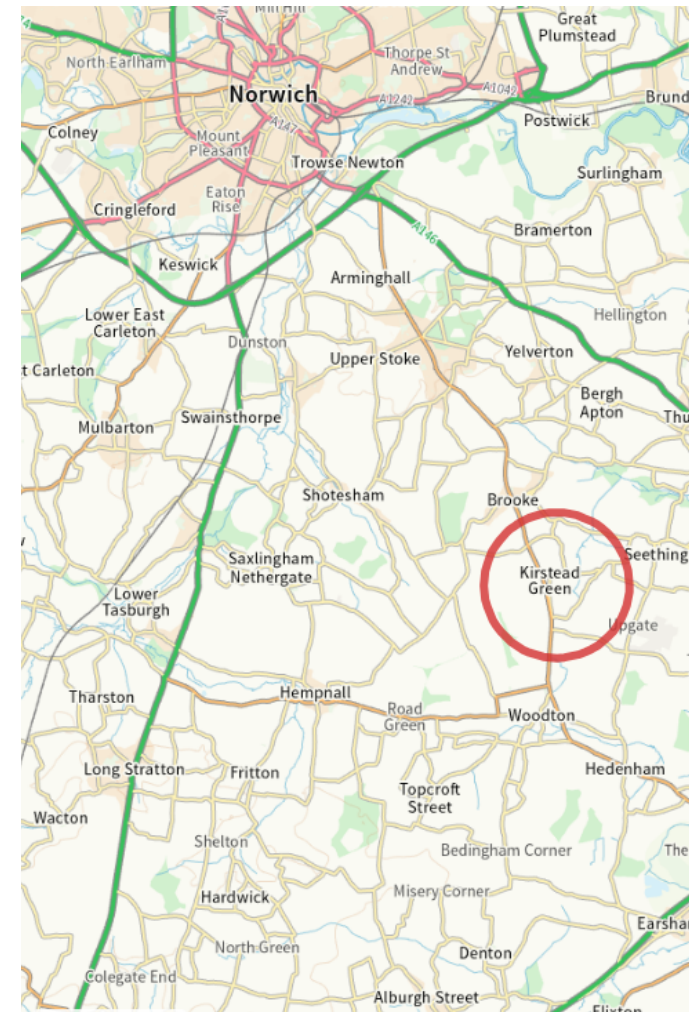
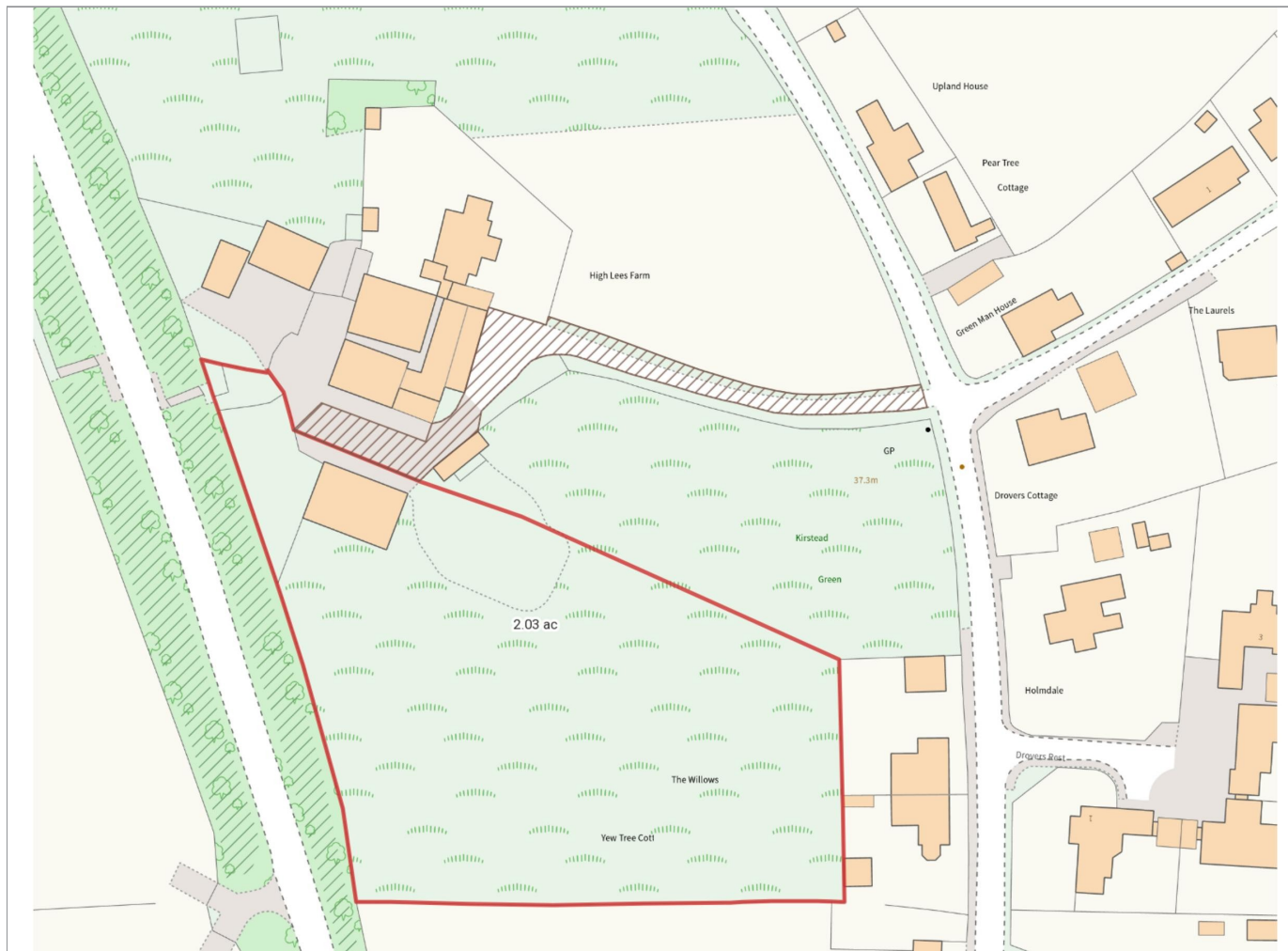
VIEWING

By appointment with the selling agents Brown & Co. Please contact Sarah Lucas.

ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.





IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

Brown&Co
The Atrium | St George's Street | Norwich | NR3 1AB
T 01603 629871
E norwich@brown-co.com

BROWN & CO
Property and Business Consultants