



**The Drove, Barroway Drove, Downham Market, PE38 0AN**



**welcome to**

**The Drove, Barroway Drove, Downham Market**

**\*SELF-BUILD OPPORTUNITY WITH EQUESTRIAN USE\*** An opportunity to purchase this 3-acre plot (stms) with full planning permission granted for the erection of a detached dwelling, with paddocks, stables, workshop & static caravan. Offering field views & a sought-after rural location!



## Description

A fantastic opportunity to purchase a this plot of land with full planning permission granted for the erection of a detached dwelling occupying a generous plot within the rural village of Barroway Drove.

Sitting on a plot of circa 3 acres (STMS), this sizable plot has full planning permission approved for the erection of a two-storey, 5-bedroom detached dwelling. Surrounded by open fields, the land currently benefits from 3 paddocks & stables, making this the ideal opportunity for anyone looking for a self-build coupled with equestrian use. Further to this is a workshop & static caravans, perfect for use whilst the property is being developed.

The site is within close proximity to the nearest town of Downham Market, where you will find the mainline train station with direct links to Kings Lynn, Ely, Cambridge & London Kings Cross. Downham Market offers a wide range of amenities, including multiple supermarkets, independent shops, restaurants, primary schools & secondary school.

Full planning permission granted under reference: 21/00064/F - all planning and technical information is available via the Kings Lynn and West Norfolk planning portal or from the selling agents via request. Viewing is to be arranged prior via William H Brown, Downham Market. Please call 01366 387638 for further information.



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## The Drove, Barroway Drove, Downham Market

- Full planning permission granted - ref: 21/00064/F
- Planning granted for the erection of a 5-bedroom detached dwelling
- 3 acre plot (stms)
- Self-build opportunity
- Paddocks + stables

Tenure: Freehold EPC Rating: Exempt

# £350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DHM110726 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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