

# Arnolds | Keys



## The Barn Horsefen Road, Ludham, NR29 5QG

Guide Price £200,000

- DEVELOPMENT OPPORTUNITY
- UNCONVERTED BARN
- OFF ROAD PARKING
- PLANNING REFERENCE PF/23/0587
- IDYLIC BROADLAND VILLAGE LOCATION
- PLANNING PERMISSION GRANTED FOR TWO BEDROOM RESIDENCE



**\*BARN DEVELOPMENT OPPORTUNITY\*** A fantastic opportunity to purchase an unconverted barn with planning permission to convert and extend to create a two bedroom bungalow, situated in the idyllic Broadland Village of Ludham.

### DESCRIPTION

Situated on a quiet road within the popular Broadland village of Ludham, this unconverted barn presents an ideal opportunity with current planning permission to convert and extend to create a 2 bedroom detached residence.

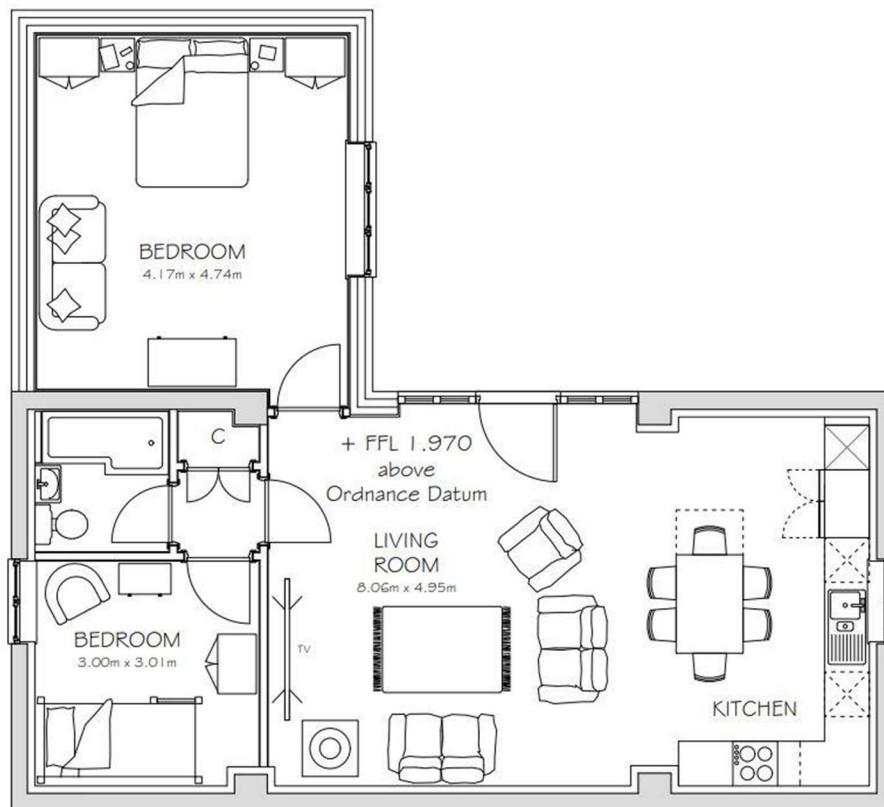
The proposed plans for the property provide two double bedrooms, a family bathroom and open plan kitchen/dining/living room with traditional features to include reclaimed clay pantile roof and reclaimed brickwork. Externally the property is positioned on a plot measuring approximately 0.1 acres with a driveway providing parking for two vehicles with turning space and a garden wrapping around the side and rear.

### SERVICES

We believe that mains water, drainage and electricity are available on site or close to the property running along Horsefen Road.

### PLANNING

The site had been granted full planning permission in March 2024 for the conversion and extension of barn with associated external alterations to form single dwelling; alteration to access to Horsefen Road and formation of parking and turning areas. For further information the planning reference number is PF/23/0587 and can be found on the North Norfolk District Council planning site.



GROUND FLOOR PLAN