





# Hill House

£350,000

Situated on a generous 1.58 acre plot is this two-bedroom detached cottage within the popular village location of Westfield.

The cottage comprises of an entry, central kitchen, ground floor bathroom and living room.

Upstairs there are two bedrooms.

Outside, there are several outbuildings including a garage/store, a dilapidated workshop and small holding storage unit.

The plot itself consists of countryside views, making an ideal location for someone looking to build an executive style property (STPP).

## Services

Heating, water, and drainage to be confirmed.

This property is being marketed by our Dereham office and the property reference is AD0256.

N.B. There will be an overage clause of 20% of the market value uplift if 2 or more houses built on the site which will be in place for 20 years. If any interested parties wish to purchase without the overage clause, the asking price would be £420,000.





## Situation

Westfield is a wide spread village situated just 2 miles south of Dereham and easily accessed from the A1075 Shipdham Road. Dereham is a well-served Breckland market town, located in the heart of Norfolk. The town offers a great mixture of excellent independent shops, national retailers, cafes and restaurants. Dereham has a good selection of primary and secondary education, with numerous bus connection from the town centre connecting the nearby villages.

## Directions

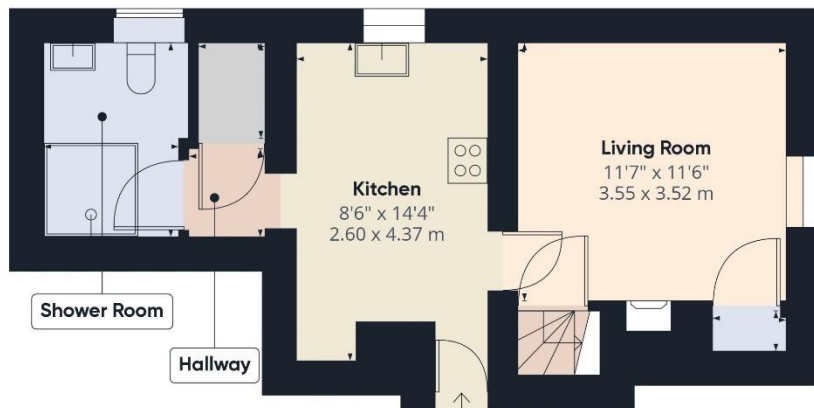
To find the property leave Dereham on the A1075 Shipdham Road, proceeding through Toftwood and on towards Shipdham. After approximately 1 mile turn left at Birds Corner, followed by the left turning at the end of this road. The property will then be found after a short distance on the left hand side identified by a Parsons & Company 'For Sale' board.

**For further information and to arrange your viewing, please contact our friendly and professional staff.**

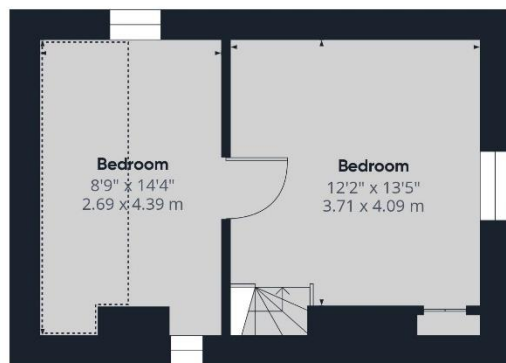
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.







Ground Floor



Floor 1

**PARSONS**  
— COMPANY —

Approximate total area<sup>(1)</sup>

656.51 ft<sup>2</sup>  
60.99 m<sup>2</sup>

Reduced headroom

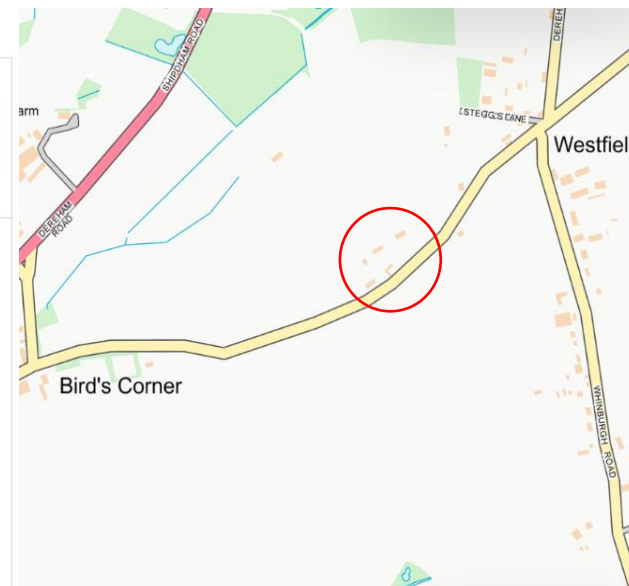
57.96 ft<sup>2</sup>  
5.39 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		102
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	33	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



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**PARSONS**  
— COMPANY —

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