



Building Plot

Watton Road, Larling, NR16 2RA

BROWN & CO



East Elevation



West Elevation



South Elevation



North Elevation

Building Plot , Watton Road, Larling, NR16 2RA

In an attractive setting this single building plot is sold with the benefit of outline planning

GUIDE PRICE - £295,000



DESCRIPTION

Offered for sale with the benefit of outline planning permission for the residential development for one self-build dwelling, this particularly attractive plot presents a great opportunity to construct a bespoke detached family home in an attractive location. The site enjoys a pleasant countryside setting, with field to the front aspect providing a peaceful and picturesque environment for family living.

The generous plot extends to approximately 0.78 acres (subject to measured survey), offering ample space for a substantial dwelling, gardens, and associated parking or garaging, subject to detailed planning approval. The site's shape and size provide flexibility for a variety of design options, enabling a future homeowner or developer to create a truly individual home that blends harmoniously with its natural surroundings.

This is an ideal opportunity for self-build, and those looking to design and create their own countryside retreat, all while enjoying the benefits of a peaceful yet accessible location within easy reach of the A11.

LOCATION

Nestled in the idyllic Norfolk countryside in the heart of Breckland the plot is located in the village of Larling – a peaceful rural setting that offers the perfect blend of tranquility and accessibility.

The village benefits from its close proximity to the A11, providing convenient transport links to Thetford, Attleborough, and Norwich. The Breckland village of Larling is conveniently located for access to the A11 trunk road between Thetford and Norwich. East Harling is a larger village around 3 miles away with shops and amenities including a mini supermarket, butcher, takeaway food outlets, public houses with restaurants, sports & social club, green bowling club, youth centre, two children's playgrounds, hardware store, post office, hairdressers, chemist/pharmacy, medical and dental surgeries and a primary school. The busy market town of Attleborough is within 7 miles.

DIRECTIONS

Leave Norwich via the A11 Newmarket Road, continuing past Wymondham and Attleborough and proceed over the roundabout beyond Attleborough remaining on the A11. Continue along the A11, then take the slip road on the left hand side to Larling and the Angel Pub. At the T Junction turn right over the A11 and continue along the Watton Road. On reaching Larling the plot will be found on the left hand side behind the metal field gate

PLANNING

The planning reference is 3PL/2024/0577/O and all the relevant documentation can be viewed on Breckland District Council's website.

SERVICES

We understand that mains water and electricity are available in the area. Interested parties should make their own enquiries with the relevant agencies regarding connections.

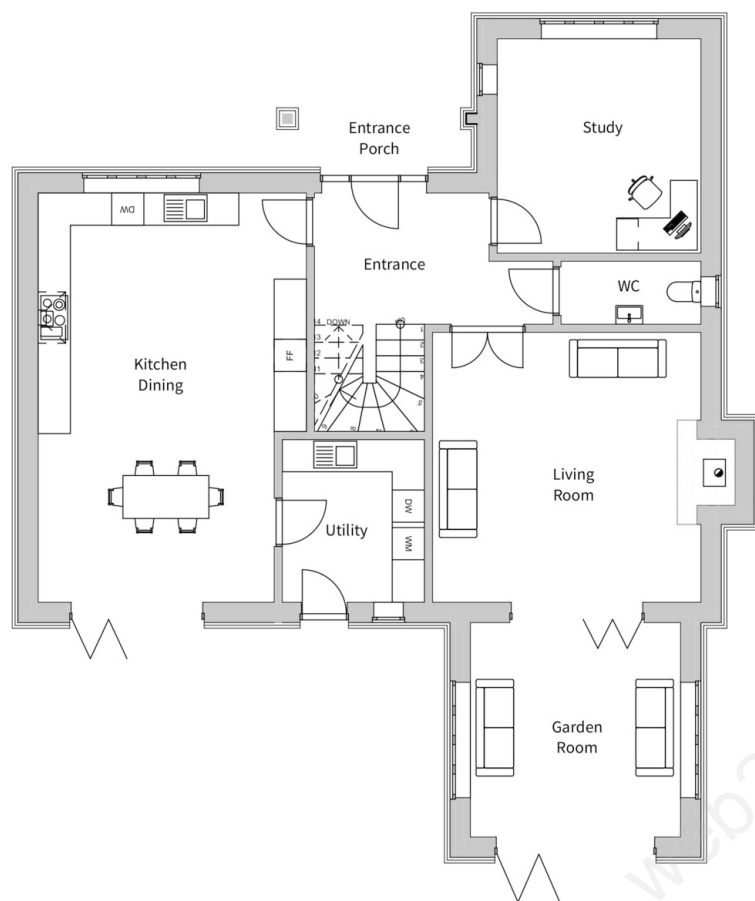
OVERAGE

This sale of the land is subject to an overage clause which states that should planning be granted for more than one unit, 20% of the uplift in value will be due, limited for a period of 15 years.

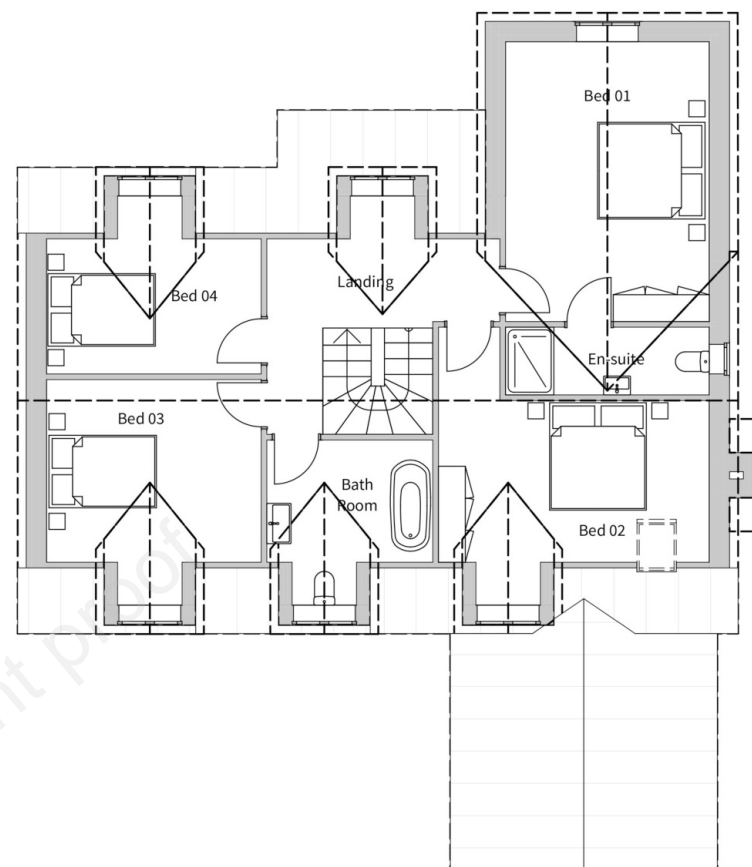
AGENTS NOTES

- (1) Brown & Co cannot be held responsible for the safety of potential purchasers while visiting the site. All potential purchasers are asked to take care while entering the site.
- (2) Plan shown for identification purposes only and not to scale.
- (3) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.
- (4) A measured survey of the site has not been carried out and therefore purchasers should satisfy themselves as to the accuracy prior to purchase.

Viewing strictly by prior appointment with the agent's Norwich office on 01603 629871.



Ground Floor



First Floor



IMPORTANT NOTICES

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