



BUILDING PLOT, 1 CARBROOKE ROAD, GRISTON, NORFOLK, IP25 6QE

A single building plot with full planning permission granted for the erection of a detached 3 to 4-bedroom two-storey family home. Situated in the heart of Breckland within the village of Griston, this site offers a peaceful setting while benefiting from excellent access to local amenities and transport links.

Guide Price £100,000

The Atrium, St Georges St
Norwich, NR3 1AB
T 01603 629871 | E norwich@brown-co.com

BROWN & CO

DESCRIPTION

The plot measures approximately 0.10 acres (subject to measured survey) with a frontage of approximately 32 feet, narrowing to 27 feet, and a depth of 134 feet (STMS).

PLANNING PERMISSION

Full planning permission has been secured, allowing for the construction of a detached house featuring modern design and flexible living space, accommodating 3 to 4 bedrooms over two storeys. Interested parties should refer to the local authority for full planning details and conditions. The planning reference is 3PL/2022/1124/F and all the relevant documentation can be viewed on Breckland District Council's website.

LOCATION

Griston is a small village within the area of Breckland. Griston is located approximately 1.9 miles to the southeast of Watton which is a market town. Watton is located approximately 25 miles to the west of Norwich. Local amenities include a wide variety of shops, supermarkets and all levels of schools. The town is ideally located for access to Norwich, Dereham, Thetford and King's Lynn and also for the A11 trunk road to Cambridge.

DIRECTIONS

Leave Norwich on the B1108 continue through the village of Hingham towards Watton. Turn left at Queens Hall into Thetford road (A1075)

Turn left signposted Griston then left into Church Road, continue passed the church and the Waggon and Horses Pub. Continue straight on at the bend in the road into Carbrooke Road. The plot will be found after a short distance on the left hand side

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.

AGENT'S 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.



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 June 2025. Ref.