



## Two Building Plots at Rookery Farm Barn

Brick Kiln Road, Trunch, North Walsham, Norfolk NR28 0PY

**BROWN & CO**



## Two Building Plots at Rookery Farm Barn, Brick Kiln Road, Trunch, North Walsham, Norfolk NR28 0PY

In an attractive setting this plot is being offered with the benefit of planning permission for two detached dwellings.

GUIDE PRICE - £500,000



### DESCRIPTION

Rookery Farm Barn enjoys a picturesque rural setting. With planning permission already granted, this property is ideal for those looking to create two stunning homes in the design of traditional barns. The existing agricultural building is approved for demolition, making way for a two-storey detached house and a single-storey bungalow, each designed to blend seamlessly with the natural landscape.

The two new homes will be styled to reflect traditional barn designs, bringing modern living into the heart of the countryside. Offering a unique opportunity to create two high-quality residences in a peaceful rural location, with the original barn measuring approximately 720 square metres GIA (stms). The site measures approximately 2,070 square meters (stms) plus the access road.

Please note that additional land will be available by separate negotiation.

### LOCATION

Trunch is located in North East Norfolk, surrounded by countryside and within easy reach of some of Norfolk's finest beaches. St Botolph's church, The Crown public house, village hall and social club. There is a wider range of shops and amenities in North

Walsham where there is also a rail service providing links to Norwich, Cromer, Sheringham and Wroxham. The North Norfolk coast is renowned for its sandy beaches, nature reserves and sailing facilities. There are golf courses in nearby Mundesley, Sheringham, Cromer and West Runton.

### PLANNING

Detailed planning permission can be found on North Norfolk District Council planning portal under reference PF/24/0592.

North Norfolk District Council does not operate the CIL charging system.

### DIRECTIONS

From North Walsham take the B1145 which is signposted to Mundesley. Follow this road for around 1.5 miles and turn left at the sign for Gimingham and Trunch. Proceed through Swafeld and on to Trunch. Upon reaching Trunch village continue on the main road past the church and turn right on the Gimingham Road immediately past the Social Club turn right into Brick Kiln Road, continue down this road where you will see a sign on the right hand side for Rookery Farm, continue down the private driveway which is part shared by a neighbouring property. The barn will be found at the end.

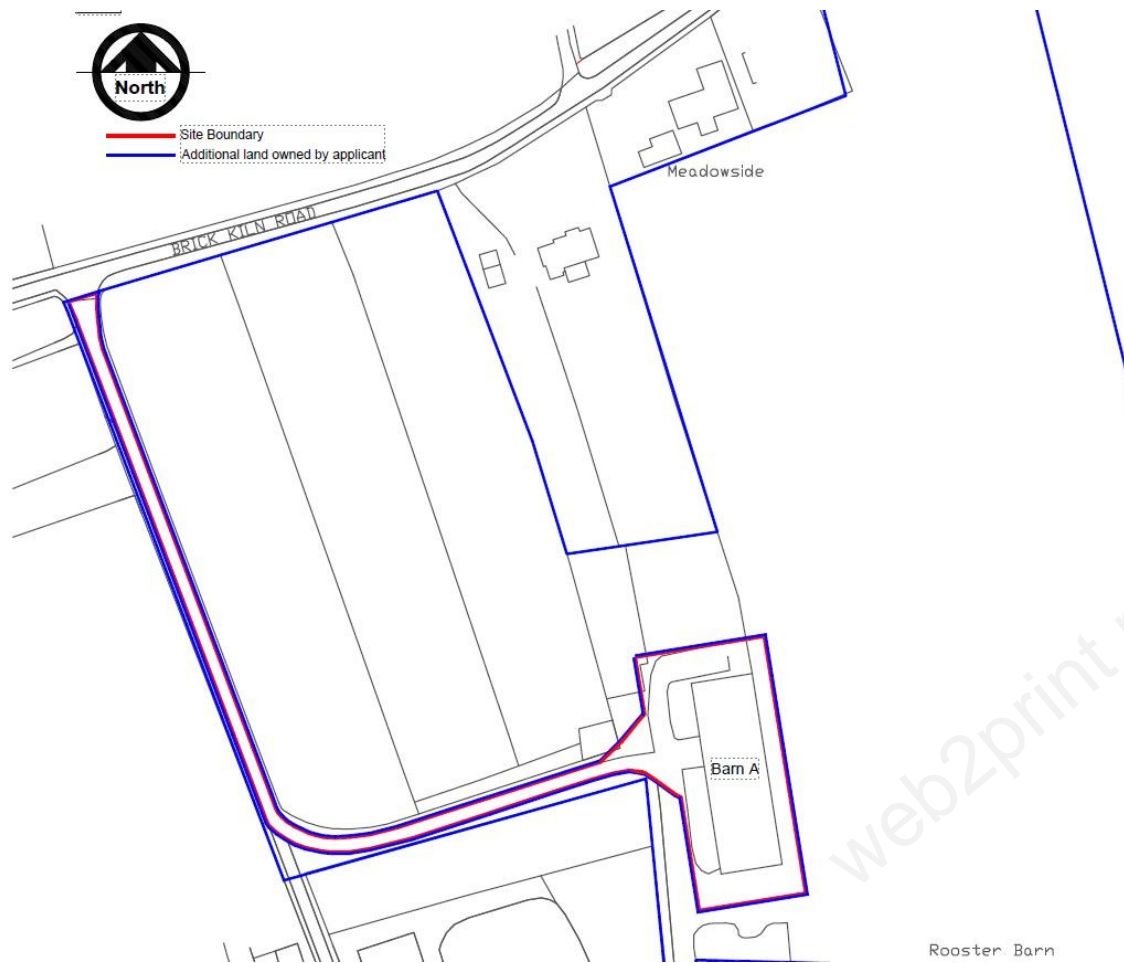
### SERVICES

We understand from the vendor that there is 3 phase electricity and mains water available on site, but interested parties are to make their own enquiries with the relevant agencies regarding connection and availability.

### AGENTS NOTES

1. The building plots will retain ownership of the driveway with Ivy Farmhouse having right of way from the highway to their entrance.
2. There is additional land available subject to negotiation.  
(1A) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.  
(2A) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

**VIEWING** Strictly by prior appointment through the selling agents' Norwich Office. Tel: 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. September 2024