



INTRODUCING

Building Plot at Swan Lane

Shipdham, Norfolk

SOWERBYS



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Building Plot at Swan Lane

Shipdham, Norfolk
IP25 7NP

●
Full Planning Permission Granted

Detached Bungalow

Field Views to the Rear

Planning Reference: Breckland 3PL/2019/0250/D

●
Approximately 1,085 Sq. Feet

Step into the lap of luxury with this exclusive opportunity to own the final jewel in a crown of seven meticulously crafted residences. Nestled in a prestigious enclave, this prime plot awaits a discerning self-builder or visionary developer seeking to create an architectural masterpiece.

Boasting the prestige of being the last remaining plot, this is a rare chance to join an exclusive community where every detail has been carefully considered. The surrounding homes, having been quickly snapped up at strong prices, exemplify the desirability and investment potential that this location commands.

Designed by the renowned Clayland Architects, the plans for this plot unveil a vision of opulence in this detached, single storey property. The seamless integration of design and functionality is a testament to an unwavering commitment to quality and craftsmanship.

With the plot available immediately on a freehold basis, the stage is set for you to turn dreams into reality. Seize the opportunity to shape your own bespoke haven, where luxury meets lifestyle in a harmonious blend.

SOWERBYS DEREHAM OFFICE
01362 693591
dereham@sowerbys.com



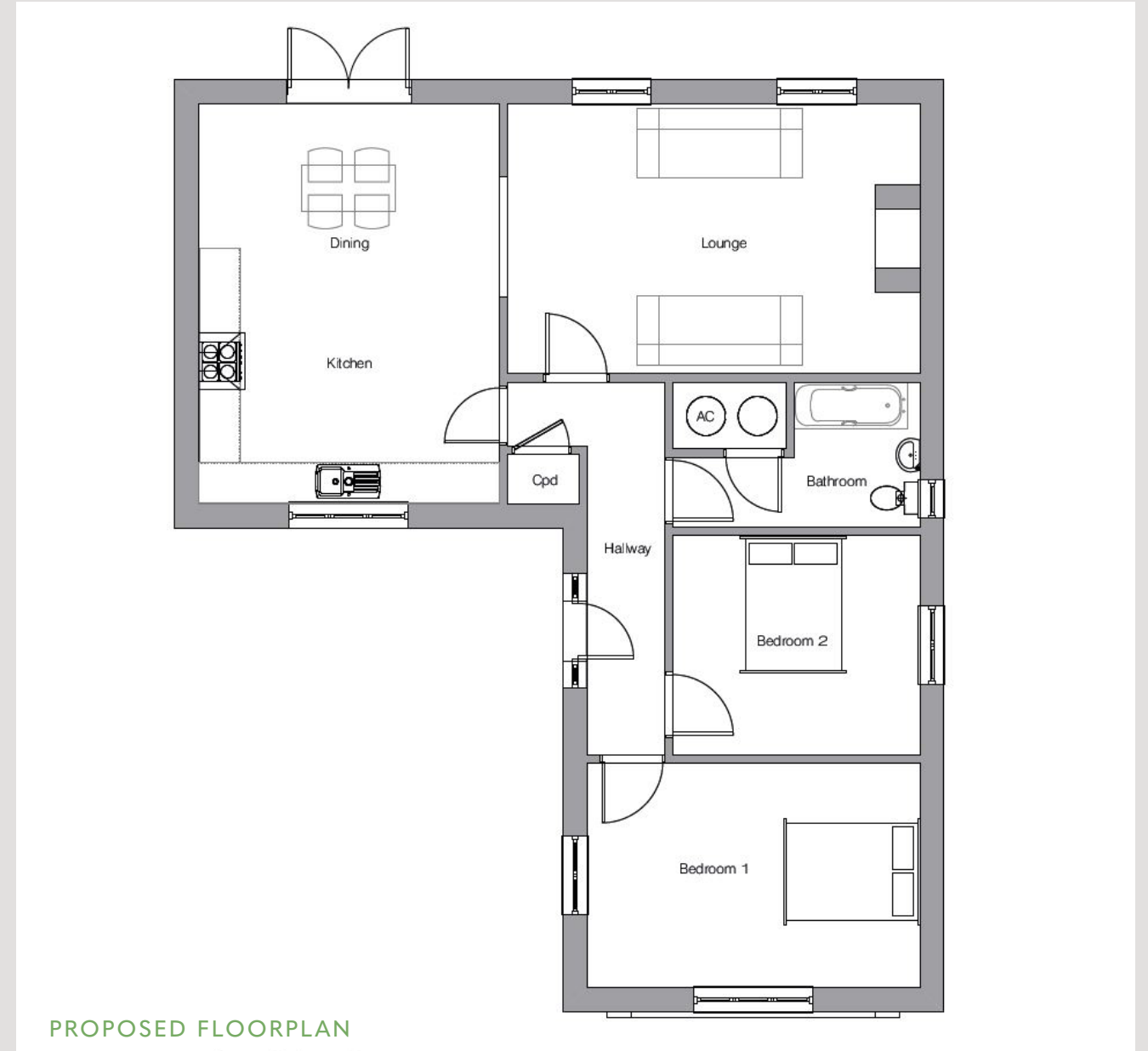
PROPOSED FRONT ELEVATION



Left Side Elevation

Rear Elevation

Side (Right) Elevation



PROPOSED FLOORPLAN





ALL THE REASONS

Shipdham

IN NORFOLK
IS THE PLACE TO CALL HOME



Almost two miles in length, Shipdham is Norfolk's longest village nestled between the market towns of Watton

and Dereham in the Breckland region and a designated Conservation Area.

Noted in the Domesday Book as a thriving, well-established settlement of 70 households, it was one of the largest of the time with a church and woodland. During World War II, the village became home to the USAAF 44th bomber group, which was based at its airfield, and the historic site is now home to Shipdham Aero Club and museum.

Today, Shipdham has a thriving community with a GP surgery, Post Office, nursery and primary school, shops and local pub making it a fantastic village for all ages. Along with a clutch of beautiful period properties, Shipdham has grown in recent

years with the development of several quality new-build developments which have been sympathetically incorporated within their rural setting.

Less than 6 miles away is the classic country market town of Dereham, an architectural haven with plenty of Georgian gems set on generous plots, blended with more recent developments.

A twice weekly market appears on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking, making the town a fabulous place for an afternoon spent browsing.

With good local schools, a leisure centre and golf course, Dereham and its surrounding villages, such as Shipdham, are fantastic locations to enjoy the best of Norfolk country living.



View to the rear of the plot



SERVICES CONNECTED

Services are not currently connected..

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

An EPC is not required for this property.

TENURE

Freehold.

LOCATION

What3words: /// cookery.specifies.player

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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