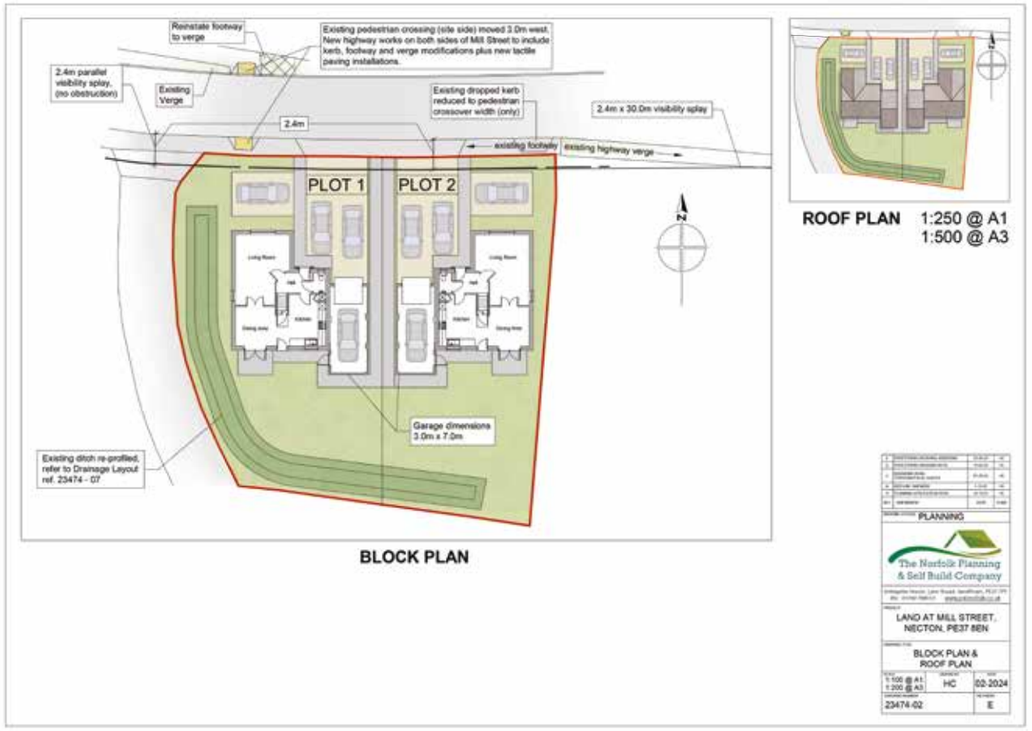
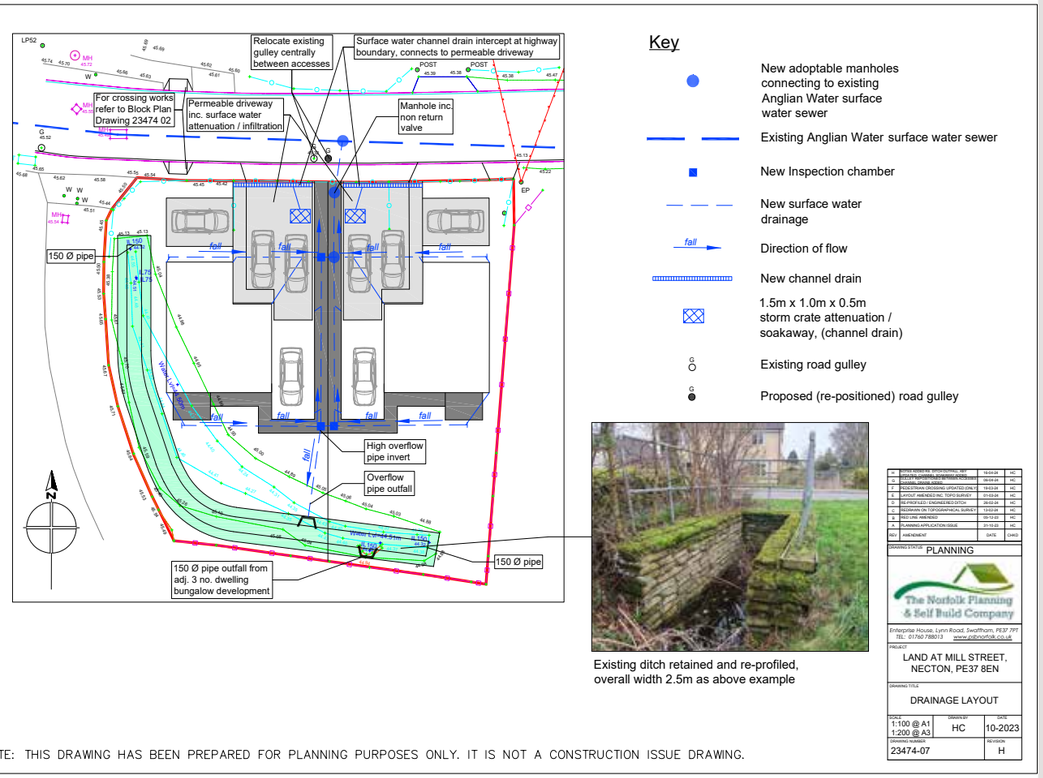
Land at Mill Street

Necton, Norfolk

SOWERBYS

Land & New Homes Specialists





NOTE: THIS DRAWING HAS BEEN PREPARED FOR PLANNING PURPOSES ONLY. IT IS NOT A CONSTRUCTION ISSUE DRAWING.

Land At Mill Lane

Necton, Norfolk
PE37 8EN

Full Planning Permission

For Two Detached Dwellings

3PL/2023/1174/F

Granted 26/04/2024

No Onward Chain

A small building plot of approximately one quarter of an acre, for a pair of detached two storey houses. All details can be accessed on the Breckland portal reference number 3PL/2023/1174/F which was granted April 2024.

The land sits central to the village well away from the noise of the A47, and is surrounded by similar residential stock.

The vendors tell us that there are no covenants to bring to the attention of buyers, and this is a straight forward freehold transaction.

SOWERBYS DEREHAM OFFICE
01362 693591
dereham@sowerbys.com

Ground Floor Plan

First Floor Plan

Plot 1

Ground Floor Plan

First Floor Plan

Plot 2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Copyright V360 Ltd 2022 | www.houseviz.com

SOWERBYS — a new home is just the beginning

ALL THE REASONS

Necton

IN NORFOLK
IS THE PLACE TO CALL HOME

Sat between Swaffham and Dereham, just off the A47 main route between King's Lynn and Norwich, Necton offers the best of both traditional, rural living in the heart of the Brecklands along with easy access to every point of the county compass. A commuter's idyllic hideaway definitely, but with Thetford Forest just 30 minutes away, there's plenty of adventuring to be had for those who love to explore the great outdoors – load up the bikes to enjoy the cool of the forest trails on a hot summer's day, challenge yourselves on the high wires at Go Ape, or simply unpack a picnic under the towering trees and reconnect with nature.

Historically, Necton appears in the Domesday Book as Nechetuna, meaning 'town or settlement by a neck of land' as it sits at the foot of a ridge, and Grade I listed All Saints' church has a vast hammer beam and arch braced roof with carved angels which is a fabulous place to sit and contemplate – the Countess of Warwick is said to be buried in the churchyard.

Follow Tuns Road a little further and turn into Mill Street which once was a centre of industry when a five-storey windmill ground flour from crops grown in surrounding farmland. By 1970, the once towering building had been converted into a single-storey residence with a flat roof and this has been a shop through the decades. Enjoy a glass and a home cooked meal at the local pub, the appropriately named The Windmill Inn. Looking to the future, just outside Necton a new sub-station will harness energy from off-shore wind farms on the east coast, once again putting this thriving village community on the map.

Current Site

SERVICES CONNECTED
Buyers are advised to do their own inspections for utilities to the site.
There are none known to the owners.

COUNCIL TAX
N/A

ENERGY EFFICIENCY RATING
N/A

TENURE
Freehold

LOCATION
What3words:///evolving.decks.stilted

AGENT'S NOTE
No Known Covenants
The land was previously found to have traces of Japanese Knotweed. A full treatment program was instructed by the owners and this is now completed with a 10 year guarantee. Documentation available on request.
Buyers are advised to read the planning outcome in full before making an offer.

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.

SOWERBYS — a new home is just the beginning

SOWERBYS

Sowerbys Estate Agents Limited is a company registered in England and Wales,
company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL