



Land at Hoe Road

LONGHAM

SOWERBYS

Land & New Homes Specialists



INTRODUCING

Land at Hoe Road

Longham, Norfolk
NR19 2RP

Self-Build Opportunity

Full Planning Permission
for a Three/Four Bedroom
Dwelling on Each Plot

Two Plots of Half an
Acre Each (STMS)

Countryside Views

Mid-Norfolk Location
Just 25 Miles to the
North Norfolk Coast

Less Than 20 Miles to
The City of Norwich

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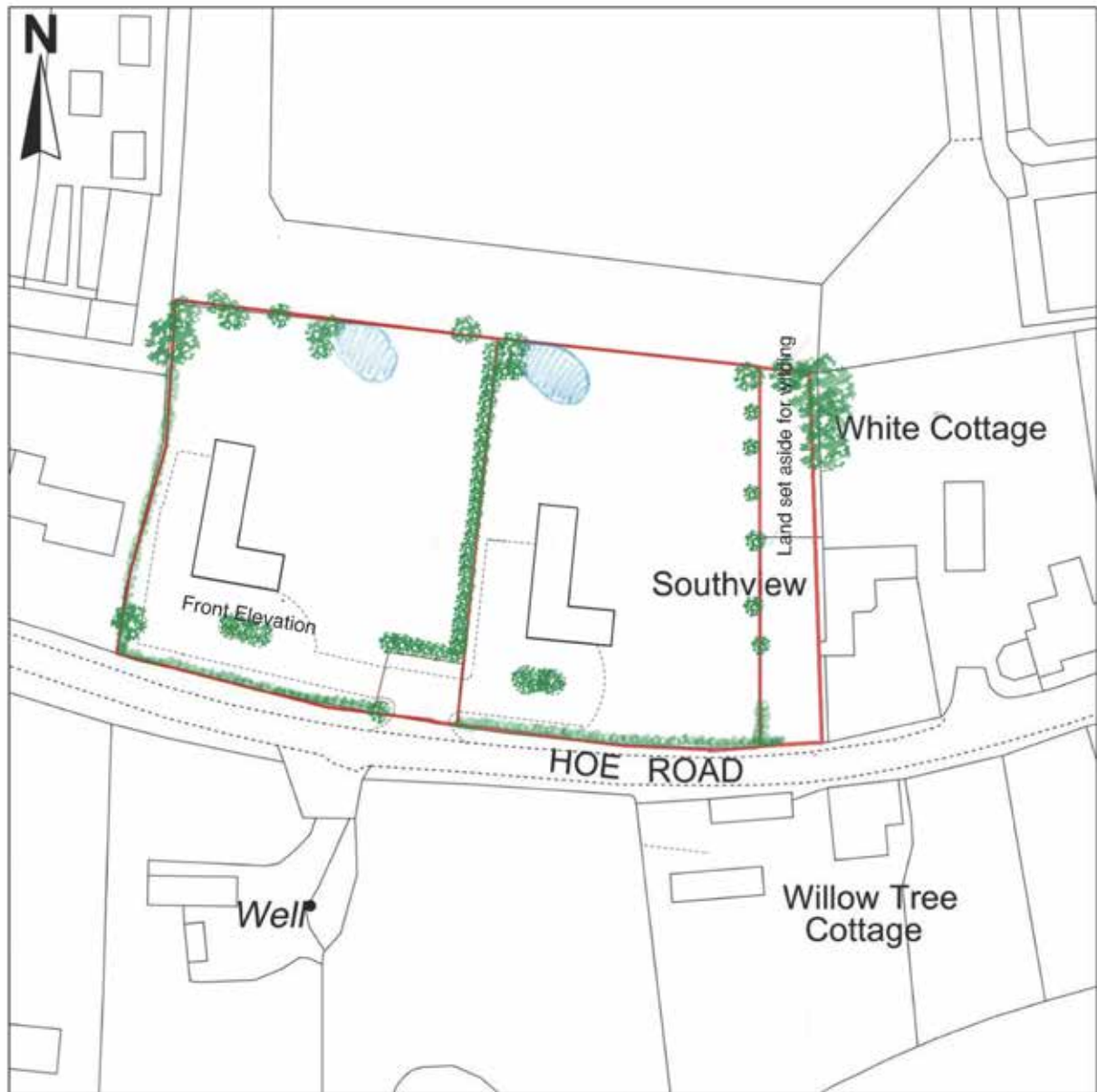
An outstanding opportunity to build your own beautiful home in the countryside of Mid-Norfolk, with full planning granted by Breckland; reference 3PL/2021/1460/F.

The current permission is for a self-build dwelling on each plot. An amendment to this would need to be sought if a developer were to acquire and build out both. We are advised by the owners that nutrient neutrality credits have already been paid for. We ask all interested parties to study the planning permission before making an offer to purchase.

Each plot measures approximately half an acre (stms) with splendid gardens wrapping around the house and countryside views.

The approved dwelling is a three/four bedroom chalet-style, two storey property of 216.4 sq.m. (2,329 sq.ft.).

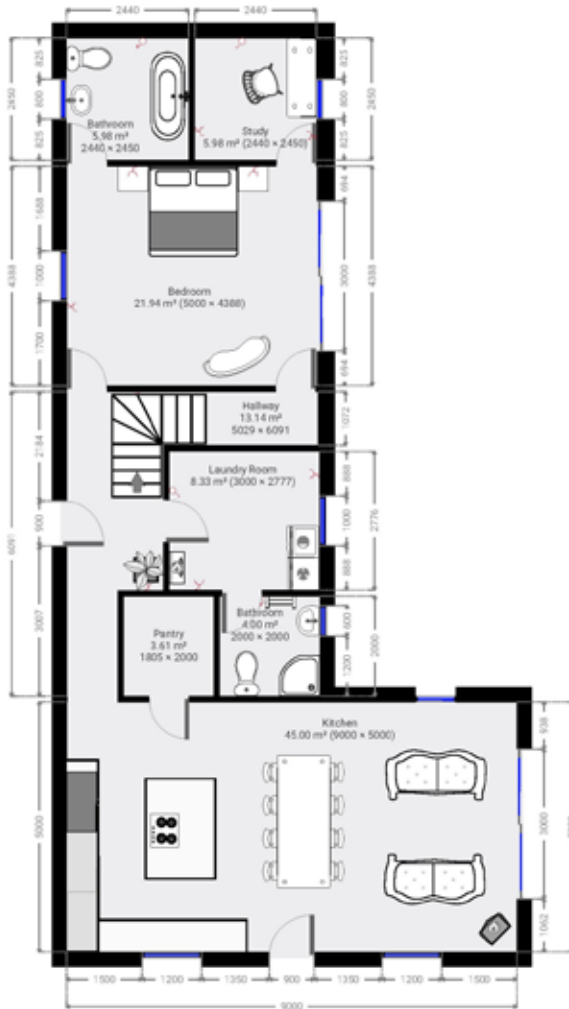
The land is vacant, available to start on immediately and freehold.





▼ Ground Floor

TOTAL AREA: 107.94 m² • LIVING AREA: 107.94 m² • ROOMS: 3



▼ 1st Floor

TOTAL AREA: 108.45 m² • LIVING AREA: 108.45 m² • ROOMS: 4



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.

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Longham

CHARMING COUNTRYSIDE LIVING
IN CENTRAL NORFOLK

Longham, a tranquil village in central Norfolk, lies approximately six miles from Dereham. Longham itself boasts scenic footpaths and bridleways, perfect for exploring the surrounding countryside. Equidistant from Norwich and King's Lynn, and only four miles northwest of Dereham, Longham serves as an excellent hub for discovering Norfolk's rural beauty. The village features the inviting Longham White Horse pub and a well-appointed Village Hall with adjacent playing fields. Nearby Swaffham, just 10 miles away, has a Waitrose supermarket. Adjacent to Longham, the village of Litcham offers a delightful array of amenities, including a delicatessen, public house, village shop, and both primary and secondary schools.

Dereham is a classic market town and an architectural haven with plenty of Georgian gems set on generous plots, blended with more recent developments. A twice weekly market, on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking make the town a fabulous place for an afternoon spent browsing. Look out for the town's other historic landmarks which include the Mid-Norfolk Railway, a heritage line which runs 1950s railcars to Wymondham Abbey, Dereham Windmill, a Grade II listed building which was saved from the brink of destruction, and Bishop Bonner's Cottage, established in 1502 and believed to be the oldest building in town.

With good local schools, a leisure centre and golf course, Longham and its surrounding villages are a fantastic spot to enjoy the best of Norfolk country living with easy commuting access to Norwich and the coast at Wells-next-the-Sea, just 20 miles away. Come discover a Norfolk gem.





The Land at Hoe Road

“Build your own
beautiful home
in the Norfolk
countryside.”



SERVICES CONNECTED

Services to be confirmed.

TENURE

Freehold.

LOCATION

What3words: ///mealtime.blocks.poses

AGENT'S NOTE

Breckland Planning Ref: 3PL/2021/1460/F

The current permission is for self-build plots and an amendment to this would need to be sought for a developer to acquire and build out both.

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

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