



**Plot 2, The Street
Brockdish, Suffolk.**

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Plot 2, The Street, Brockdish, Suffolk, IP214JY

Brockdish is a friendly and attractive village surrounded by open countryside, yet within easy reach of amenities and transport links. There is a welcoming Italian local pub and an active village community, and the property is only a short drive from nearby market towns, Harleston and Diss, the latter which offers mainline rail links to London and Norwich. Beautiful countryside walks, quiet lanes and riverside scenery are on the doorstep, while good schools, shops, healthcare, and leisure facilities are all within comfortable reach.

Build your dream family home in the charming village of Brockdish, nestled on the Norfolk/Suffolk border. This generous building plot offers a superb opportunity to create a bespoke four-bedroom detached house in a peaceful, semi-rural setting.

An exceptional development opportunity with outline planning for detached dwelling in a attractive village

- Outline Planning permission for a detached dwelling
- Edge of village location close to the market town of Harleston
- Beautiful countryside walks, quiet scenery on the Norfolk/Suffolk border.
- Superb self-Development opportunity

The plot is substantial and level, set in a quiet village location, with ample space for a large detached home, generous garden, and driveway. It benefits from an ideal orientation to maximise natural light and sunshine throughout the garden, and offers excellent scope for landscaping taking advantage of the edge of village position.

The site is well suited to a large family home. A potential layout could include a spacious open-plan kitchen, dining and family room, a separate living room with doors opening to the garden, a utility room and ground-floor WC. Upstairs, a principal bedroom with en-suite could be complemented by several well-proportioned bedrooms and a family

bathroom. There is also the possibility of an integrated or detached garage and ample off-road parking, subject to the necessary consents. This plot is

ideal for self-builders seeking a traditional village lifestyle, families wanting to design a long-term home to their own specification, and anyone looking for a quieter pace of life while remaining well connected to nearby towns.

Mains services Gas, Water and Electricity are the entrance to the site

AGENT NOTE: Please note drawings are for illustration purposes and are not the actual plans.

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