



Birchdale, Fakenham Road

Guide Price £350,000 - £375,000

Boasting plenty of potential is this truly unique property, currently a dilapidated three bedroom detached house, and a double-skin brick-built outbuilding situated on a approx. 1.9 Acre plot in the highly sought-after area of Morton-on-the-Hill.

This property boasts development opportunity, and we have sought independent advice regarding potential planning from a highly regarded local architect and have been advised of the following:

Countryside Designation:

Morton-on-the-Hill is classed as Countryside under the Joint Core Strategy (JCS Policy 17) and the Greater Norwich Local Plan (GNLP Policy 7.4). It has no defined settlement limit, which generally restricts new housing to small-scale, sensitive infill or replacement dwellings.

No Five-Year Housing Land Supply:

Broadland Council currently cannot demonstrate a five-year housing land supply, which engages the presumption in favour of sustainable development under NPPF Paragraph 11(d). This potentially increases flexibility for windfall or infill developments.

Affordable Housing Thresholds:

Developments of more than 0.5 hectares and/or more than five dwellings are subject to affordable housing contributions. Keeping the site below this threshold (e.g. <1.2 acres and =5 units) avoids this requirement.

Highways:

The site benefits from a flat frontage and appears to have no immediate highways constraints. However, we recommend early pre-application consultation with Norfolk County Council Highways to confirm visibility splays and access standards.

Trees & Ecology:

There are no known Tree Preservation Orders (TPOs) on the site, but we recommend commissioning an arboricultural survey to confirm which trees and vegetation, if any, require protection or can be removed. An ecology survey should also be commissioned for a full planning application.

Nutrient Neutrality:

The site lies within the River Wensum catchment, subject to nutrient neutrality requirements. Any new dwellings will need to demonstrate no net increase in nutrient pollution, typically via mitigation measures on site or purchasing nutrient offsetting credits. This is a material planning consideration and will need to be addressed early in the process.



Biodiversity Net Gain:

The scheme should deliver measurable biodiversity net gain in line with the Environment Act 2021 and Broadland's emerging policies. Retaining the area furthest north and away from existing built context is a positive step towards achieving this, providing valuable habitat and helping to mitigate any losses from development.

Flood Risk:

The suggested development area falls entirely within Flood Zone 1 (low risk), which is suitable for residential development. However, parts of the larger site extend into Flood Zones 2 and 3, which are higher-risk areas. Any proposals including these zones would require a detailed Flood Risk Assessment and are likely to face greater planning scrutiny.

Development Potential

- Replacement Dwelling

A one-for-one replacement of the existing house is highly likely to be supported, particularly with precedent nearby.

- Small-Scale Infill (=5 Bungalows)

There is clear potential to sensitively infill part of the site with up to five single-storey dwellings. The front of road area seems most viable in continuing the existing street scene, however it is unlikely large enough for 5 generous bungalow plots in keeping with the area. To accommodate five units, inclusion of units further back may be necessary, though this may begin to challenge the prevailing character and grain of the street scene.

- Larger Development (>5 units)

If considering a larger scheme, the site would exceed the 0.5ha threshold, triggering affordable housing requirements and increased scrutiny. Given the rural setting and policy position, such a scheme may be harder to justify without strong local support or clear housing need.

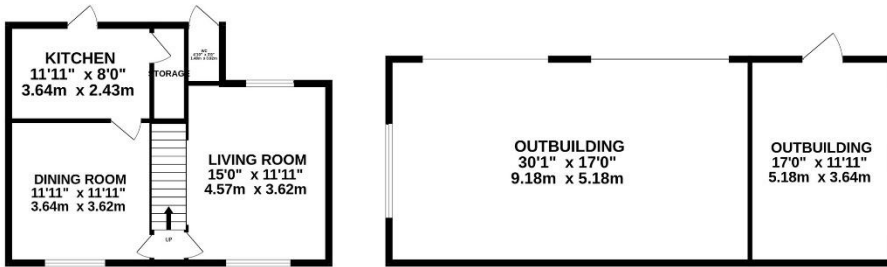
Agent Note: Please be advised that this is advise from a registered architect and no pre-applications or planning applications have been submitted at this time.

This property is being marketed by our Reepham office and the property reference is AR0225

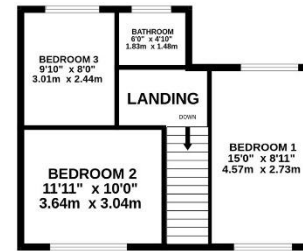
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.



GROUND FLOOR
1202 sq.ft. (111.6 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 1639 sq.ft. (152.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Dereham Office

37 Quebec Street, Dereham, NR19 2DJ
01362 696895
post@parsonsandcompany.co.uk

PARSONS
— COMPANY —

Reepham Office

Market Place, Reepham, NR10 4JJ
01603 870473
info@parsonsandcompany.co.uk