

PLOT ADJOINING 83 BACK STREET

GARBOLDISHAM. IP22 2SD

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A rarely available self-build plot of 0.19 acre in a delightful position on the edge of Garboldisham.

East Harling 3.8 Miles | A11 5.7 Miles | Diss 7.6 Miles | Thetford 8.9 Miles
(All distances approximate)

The property presents a rare and exciting opportunity in this location for those wishing to build their own home. The self-build plot ref: Ref PL/2025/1955/FMIN (Breckland Council) grants consent for a detached three bedroom house of 1520 sq. ft. set in 0.19 plus a further 0.1 acre



















including the driveway. The layout has been designed to provide versatility and future proofing. Two bedrooms suites and a principal bathroom are proposed for the first floor with the third bedroom and a separate study on the ground floor. The main living space is open plan and connects perfectly with the garden and view beyond.

The design has been carefully considered to fuse influences with a barn conversion and period farmhouse to ensure it sits effortlessly into its landscape by using materials such as cladding and pan tiles. The plot will come with an additional long driveway totalling 72m in length which will give the property a wonderful sense of arrival. It is proposed for a gravel parking area for two cars.

The plot is in a delightful position with open field views to the rear yet only 0.2 mile from the village hall, 0.3 mile from the village shop and Post Office and 0.4 mile from the village pub. There are numerous country walks on the doorstep.

Location: What3Words: ///glee.soaps.wakes.

Services: To be connected.

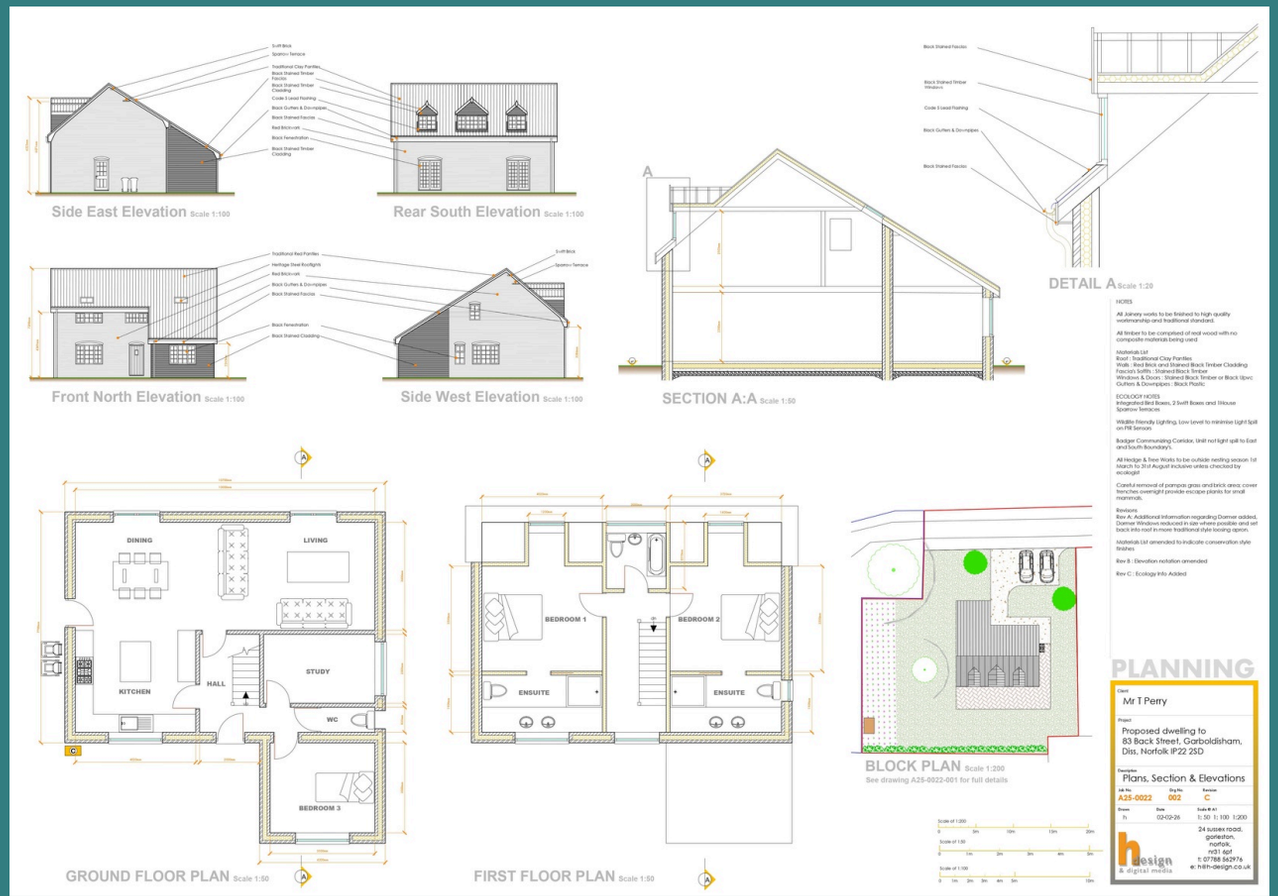
Viewings: Strictly by prior appointment with Waveney and Broads on 01603 575779.

Agent's Note 1 - The neighbouring pair of period cottages will have a right of way over the drive

plus the vendor will retain a right of way to access retained land.

Agent's Note 2 - The planning permission was granted on appeal under reference Appeal Ref: 6005554. Further information can be provided upon request on the conditions of the planning.

Agent's Note 3 - The images of the property are computer generated to give an indicative guide of how the finished house may look. Please note they are for illustrative guide purposes only and must not be relied upon as exact.



Waveney & Broads
ESTATE AGENTS

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