



Norwich Road | Hardingham | NR9 4EG

£225,000

twgaze



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### £225,000

A development opportunity comprising a detached double storey barn with further out buildings all in the popular village of Hardingham.

- Exceptional potential and remarkable opportunity
- Outstanding development potential
- Mixture of out buildings
- Extremely sought after Hardingham Estate
- Double height Barn
- Offered with no chain

#### The Location

Located in a beautiful countryside setting in the small village of Hardingham. Whilst having this rural seclusion, day to day amenities are not far away in the charming Georgian village of Hingham (2 miles). The vibrant market town of Wymondham provides a good range of shopping facilities including a Waitrose and Morrisons, local pubs and restaurants and highly regarded schooling at the High Academy and Wymondham College. There is good road access into Norwich, cross country via B roads or the A11 trunk road to such destinations as; The Research Park, University of East Anglia and The Norfolk and Norwich University Hospital. The A11 is now fully dualled down to the M11 and London itself is within about 2 hours drive. Wymondham has a train station on the Norwich to Cambridge train line with regular connections on to London Kings Cross.







### The Property

The barns and outbuildings measure at around 5,600 sq ft internally. This impressive complex of red brick Norfolk barns occupy an extremely large area of hard standing and have easy access to the driveway approach. They are made up of stabling, livestock housing, garaging, a workshop and a two-storey granary. The notable double-height mid barn is a round 60' and features incredible double doors to the land beyond. There is also a pretty flint wash house and store which holds a multitude of uses and potential too.

### Potential

Danemoor Farm has not been through any planning applications or development schedules. The outstanding potential is clear although we invite interested parties to make their own investigations as to likelihood of permissions.

Directions From Wymondham town centre follow Chapel Lane towards the B1135. Proceed over the hump back bridge bearing right onto Crownthorpe Road and follow this road for around two miles into Kimberley Green. At the T junction turn right onto the B1108 and the next left on to Dereham Road. As you pass the Hardingham village sign the property will be found on the right hand side.

Agents Note - Plans are for guidance purposes only until the boundaries have been formalised

Viewing Strictly by appointment with TW Gaze.

Freehold

Ref: 2/20075



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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