



Building Plot Behind 6 The Street,
Thorpe Abbots, IP21 4JB
Guide Price £225,000 - £250,000

twgaze

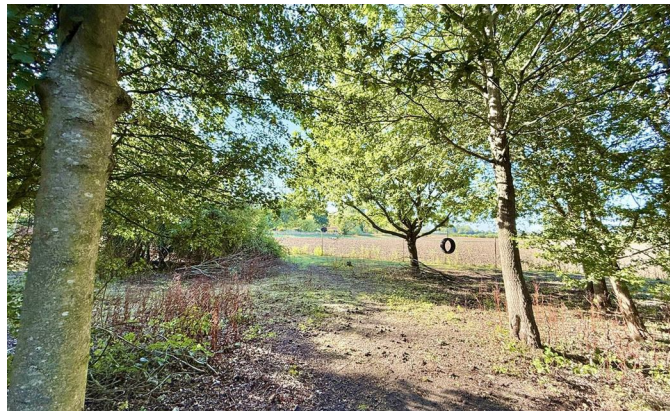
Building Plot Behind 6 The Street, Thorpe Abbots, IP21 4JB Guide Price £225,000 - £250,000

£225,000 - £250,000. Building plot within leafy village, with mature amenities space extending to roughly 1.25 ac (stms) in total. Planning permission granted in 1989 and still active for detached 3 bedroom house. Non-estate position. Potential for large vegetable garden or paddock. Wonderful countryside views. Viewing a must!

- Guide Price £225,000 - £250,000
- Planning permission granted in 1989 for a detached 3 bedroom house.
- Planning active due to start of some works
- Approaching 1.25 ac (stms) which includes the land beyond the plot
- Mature grounds and various trees with potential for a small paddock
- Just 6 miles from Diss, which has a mainline rail station into London
- Wonderful views across open farmland and countryside
- Early viewing essential

Location

Thorpe Abbots is a small, quiet village, found just a mile north of the A143 and is famed for its former RAF airbase and 100th Bomber Group, which had a significant involvement in D-day and the Second World War, now an interesting museum made up of various remaining buildings. The village provides good access to two main roads, the A143 and the A140, which runs towards both Diss and Norwich. The market town of Diss is just 6 miles away and hosts a good range of shops (both independent and national retailers), local businesses, cafes, public houses and restaurants. As you would expect, primary and secondary schooling is available in the town, along with transport links which include local bus connections and a mainline railway station on the Norwich to London Liverpool Street line.





The scheme:

Planning permission granted in 1989 for a 3 bedroom detached house with front and rear garden (as can be seen by the plans). Building works started with some drains having been added to site.

The grounds:

The proposed dwelling is to be positioned towards the front of the plot, close to the entrance. Beyond, the land narrows around the pond before opening out into more mature grounds, where established trees and foliage provide a wonderful sense of privacy, shelter and shade. A derelict timber stable sits within this part of the land, which offers excellent potential to create a generous country garden or, subject to requirements, a small paddock. Beyond the boundary, there are attractive open views across the adjoining farmland, further enhancing the rural feel of the setting.

Planning ref: 07/89/0115/F

The planning permission was granted in 1989, so there is no active record available on the South Norfolk planning portal.

We have been informed by the seller that the instillation of a private treatment plant and some drains a number of years ago constituted the start of the development.

Important agents note:

Share treatment plant (sited near the pond).

An overage clause is to be added to the larger section of land seen on the plan (0.98 ac) which will include any development of the former stable. Terms of the overage have yet to be detailed.

Please contact our sales office (01379 641341) with any further questions/queries.

How to get there:

What3words: [///acoustics.novel.decently](#)

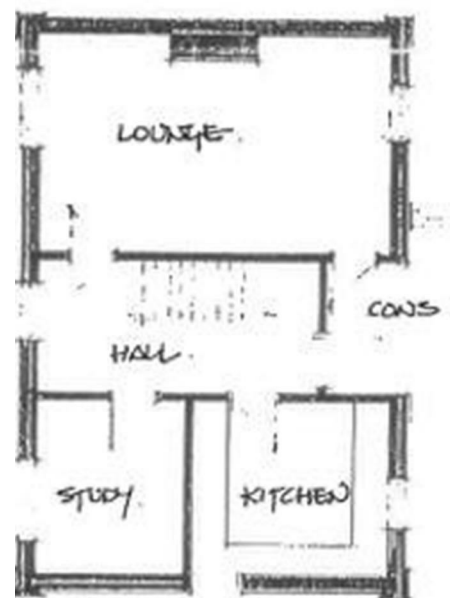
Viewing: Brochure in hand during daylight hours

Freehold

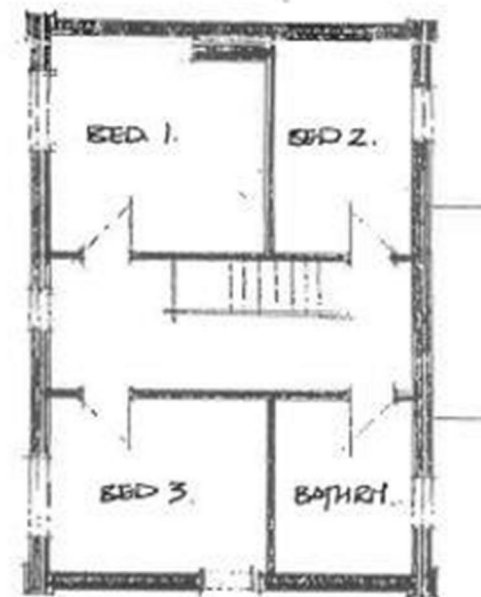
Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/19907/RM



G.F. Plan.



F.F. Plan.

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