



Woodland | The Street | Brockdish | IP21 4JY

Guide Price £35,000



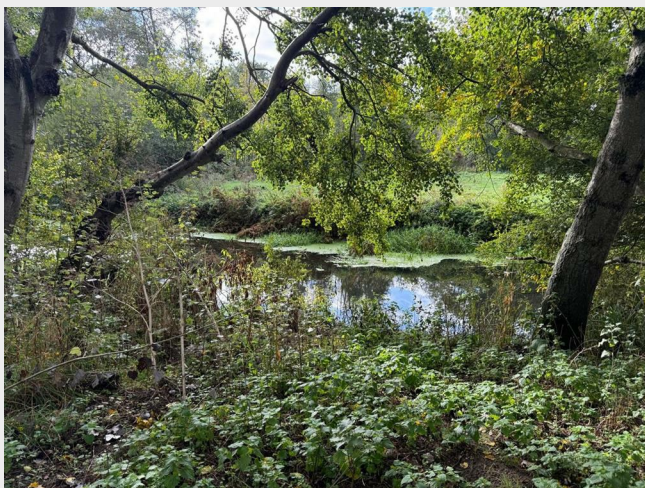
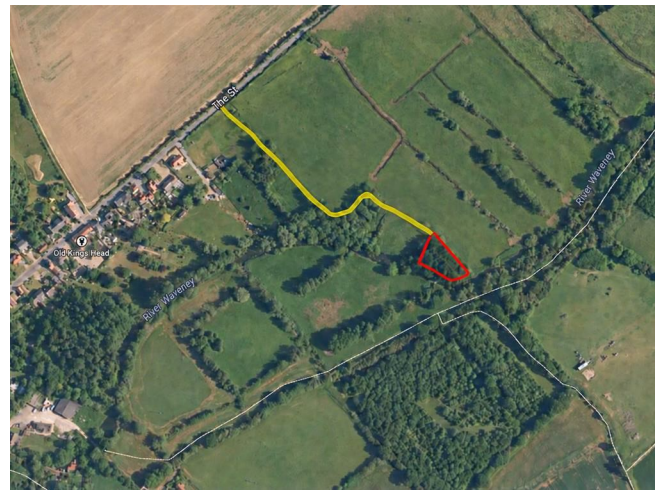
The Features

- Amenity carr woodland with River Waveney frontage
- Secluded setting for relaxing and watching wildlife
- Woodland extending to approximately 0.4 acres
- Overall lot of approximately one acre, including the access track
- Woodland outlined in red on the reference image
- Access track highlighted in yellow
- Located off The Street, Brockdish
- What3Words for the track entrance:
[///sunblock.albatross.cleanest](https://www.what3words.com/sunblock.albatross.cleanest)
- Viewing by appointment only

About the Property

An opportunity to own your own riverside retreat, this secluded area of amenity carr woodland enjoys frontage to the River Waveney, offering space to unwind, watch wildlife and enjoy the natural surroundings. The woodland itself, outlined in red on the reference image, extends to approximately 0.4 acres. The overall lot, including the access track highlighted in yellow, measures approximately one acre.

Approached from The Street via a track, the woodland offers a sense of escape from everyday life. The access track forms part of the sale and is subject to rights of way in favour of other parties. All areas are approximate and based on the supplied mapping.





Directions

From Diss, follow the A143 towards Bungay, then turn right onto The Street, signposted Brockdish. Continue through the village, passing the Old King's Head on your right. The entrance to the woodland's access track is further along The Street on the right. Follow the track for approximately 350 metres to reach the woodland beside the River Waveney, as outlined on the accompanying plan.

The entrance to the access track can be located using what3words: [///sunblock.albatross.cleaneast](https://www.what3words.com/sunblock.albatross.cleaneast).

The Location

Brockdish is a village in the Waveney Valley, set beside the River Waveney on the Norfolk–Suffolk border. Its historic buildings, surrounding countryside and riverside setting give the village plenty of character, making it an appealing location for those who enjoy the outdoors.

Situated between the market towns of Diss and Harleston, Brockdish offers a rural setting with convenient access to the A143 for exploring the wider area. The surrounding Waveney Valley provides opportunities for countryside walks, watching wildlife and enjoying the changing seasons.

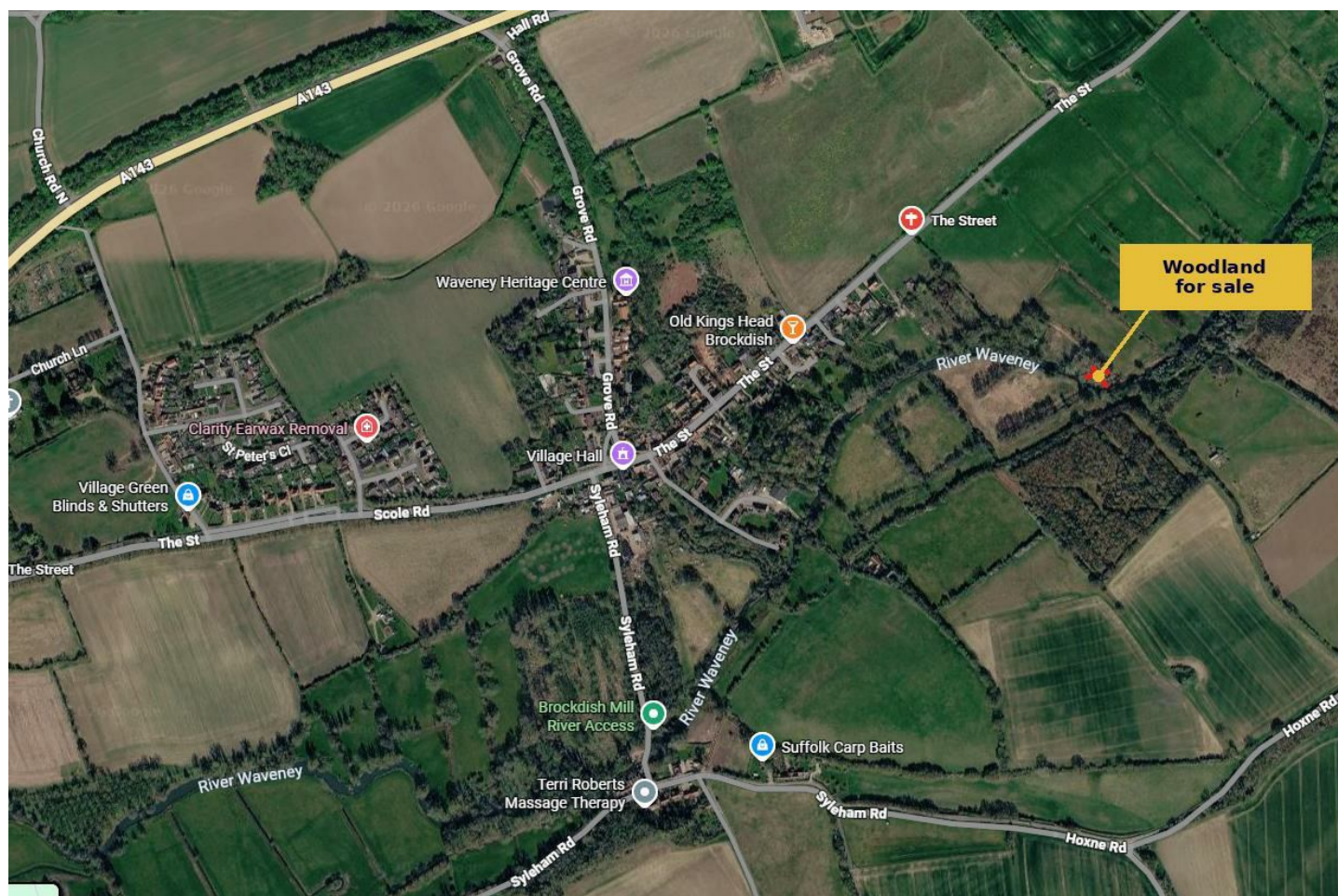
Anti-Money Laundering (AML) Checks

In line with Anti-Money Laundering regulations, we are required to carry out identification and verification checks on all purchasers once an offer has been accepted. To complete these checks, we use a secure electronic verification system via Hipla. A non-refundable fee of £25 + VAT (£30 including VAT) per purchaser will be payable to cover the cost of these checks. This fee is required prior to the issue of the Memorandum of Sale, and all purchasers must complete the verification process to enable the transaction to proceed.

Disclaimer

While we have made every effort to ensure that these details provide a fair and accurate representation of the property at the time of listing, they are intended for guidance only. Please be aware that we do not consult with management companies, planning departments, or building control in preparing these details. We strongly recommend that you review the property and its surrounding area on Google Maps and Street View before scheduling a viewing. Note that the photographs do not imply that any depicted items are included, the quoted measurements are approximate, and the fixtures, fittings, and appliances have not been tested, so their functionality cannot be guaranteed. If any specific detail is particularly important to you, we advise seeking professional verification





Tenure: Freehold
Council Tax Band:
Local Authority:

You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



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