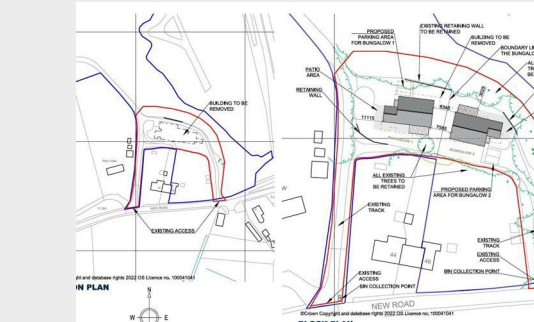




46 New Road, Bawburgh, NR9 3LZ

Guide Price £450,000

- DEVELOPMENT OPPORTUNITY
- PLANNING PERMISSION GRANTED
- LARGE PLOT
- 1.22 ACRE SITE

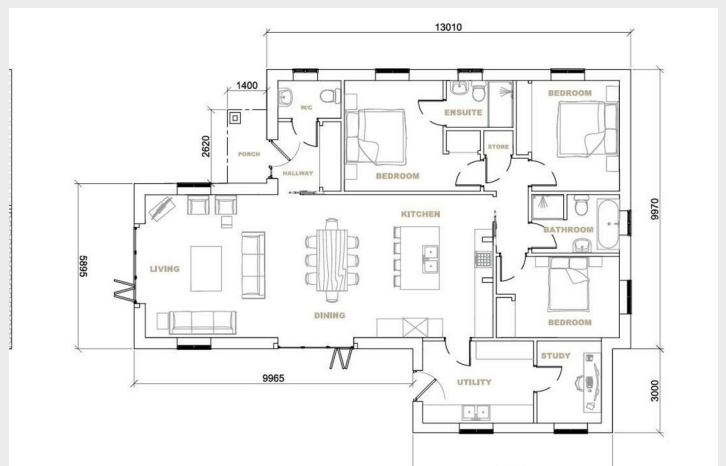
- END TERRACED COTTAGE
- PERMISSION FOR DOUBLE STOREY EXTENSION
- BEAUTIFUL VILLAGE LOCATION
- FORMERLY HATCHERY WTH PERMISSION TO CONVERT TO TWO DWELLINGS

46 New Road, Bawburgh NR9 3LZ

****DEVELOPMENT OPPORTUNITY**** A former hatchery with current planning permission for conversion to two detached bungalows and a three bedroom cottage also with permission to extend to create a four bedroom dwelling. Sitting on a generous 1.22 Acre site (subject to measured survey).



Council Tax Band: B



DESCRIPTION

A unique opportunity to acquire a three bedroom end terraced cottage with planning permission for double storey extension to four bedrooms and a former hatchery also with planning permission to replace existing building with two detached three bedroom bungalows, each with their own parking areas. The cottage and agricultural building currently stand on a site of around 1.22 acre (subject to measured survey).

THE COTTAGE

Planning permission was granted by South Norfolk Council on the 14th February 2025 for a two storey side extension under planning reference 2024/3436. This would provide a comfortable four-bedroom family accommodation with two reception rooms, open plan kitchen/dining/living space, utility room, ground floor cloakroom, en-suite shower room and bathroom. The cottage currently has LPG heating with a combination boiler to radiators and UPVC double glazed windows. The generous plot extends to around 0.39 acre (subject to measured survey).

THE HATCHERY

Planning permission has been granted on the 14th August 2025 to replace the former hatchery with two new separate dwellings. The new dwellings are two detached three bedroom bungalows comprising a modern open plan kitchen/living/dining room, three bedrooms; one with an ensuite, utility room, study, and rear hallway with cloakroom. The Planning reference is 2023/0413. Both units will have independent access from New Road.

LOCATION

Bawburgh is a pretty village by the River Yare, located around 5 miles from Norwich city centre with easy access to the Norwich A47 southern bypass, Norfolk & Norwich University Hospital, Norwich Research park and the University of East Anglia. There is a public house in the village, opposite a green area by the river. Bawburgh golf club and the Norfolk Family Golf Centre are close by and a wide range of shops can be found at the Longwater Retail Park where there is also a gym, eat in and takeaway food outlets and a large Sainsbury's store.

AGENT'S NOTES:

There is a flying freehold with bedroom 3 of the property extending above the ground floor of the neighbouring property.

An area of land at the top of the bank on the east and north boundaries is subject to a claim for adverse

possession. A plan showing this area which is to be conveyed within the Plot sale is available on request and is included on the plan in these particulars.

Tenure: Freehold
Council Tax Band: B
EPC Rating: E

SERVICES

The Cottage has mains water and electricity and The Hatchery has mains electricity and water supplied from a bore hole.

Foul drainage from 46, 45 and 44 New Road and The Hatchery goes to a shared septic tank which is located just beyond the west boundary of number 44, beside the track.



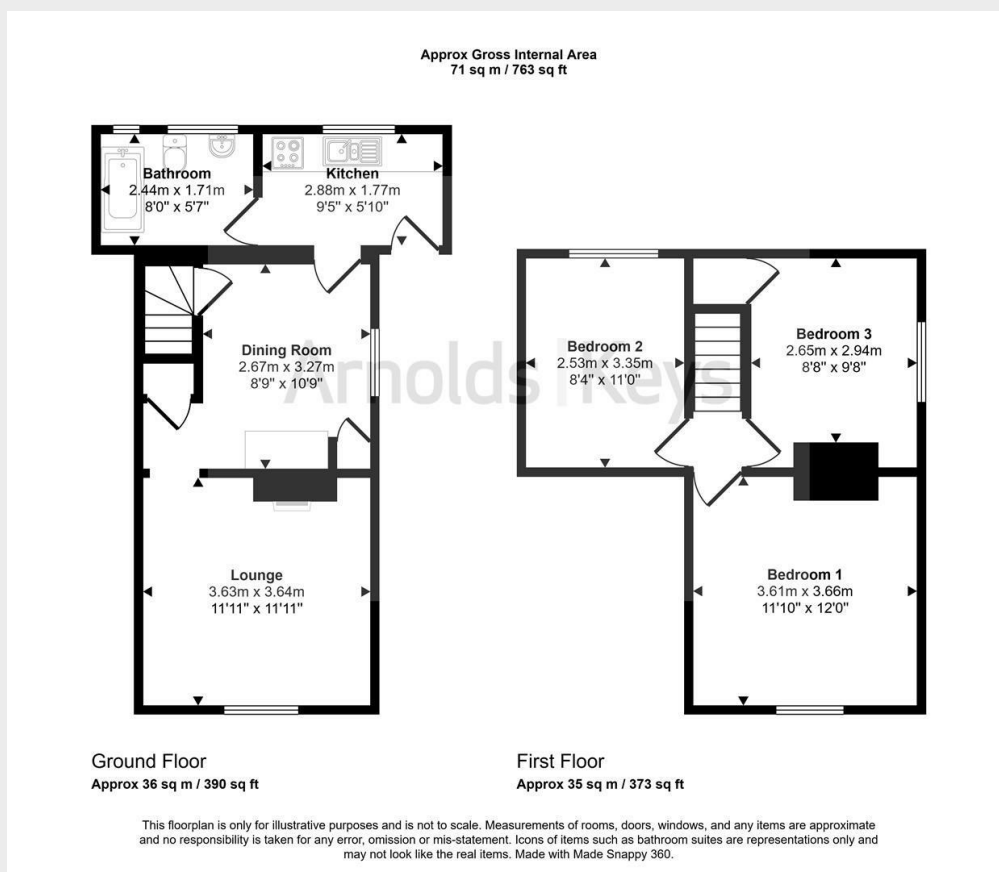
Viewings

Viewings by arrangement only. Call 01603 620551 to make an appointment.

EPC Rating:

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.