



date	rev	description
14/10/20	C	Building Design Complete
14/07/20	B	Building Design changes
08/09/19	A	Building Design - initial - Finalisation almost

Christian D Mounthey
 Building Surveying & Architectural Design

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Title:	Elevations & Roof Plan
Project:	Proposed New Dwelling
Location:	Land at Longcross Guldensham Road, Kenninghall, Norfolk
Client:	Mr I Copeman & Mrs A Buzzard
Date:	Nov 2018 Scale: 1:100 @ A2 Drawn: CDM
Drawing No:	0335/102 C

Quidenham Road | Kenninghall | NR16 2EF
 Offers Over £200,000

twgaze

Quidenham Road | Kenninghall | NR16 2EF Offers Over £200,000

0.42ac building plot. Edge of Village. Outstanding views. Consent for 200 sqm house. Modern design.

- 0.42ac plot
- Outstanding views
- Modern design to reflect location
- Edge of village position

Location

This has to be one of the key factors in deciding where to buy and this plot combines a peaceful setting with wonderful views, alongside the convenience of a short walk into the centre of this well served south Norfolk village which retains a public house, an excellent local shop, school, bistro and other small businesses. Kenninghall is regarded as one of the top villages in the area nestled in rolling countryside and well located for access to a wide range of facilities.

Norwich is just 21 miles to the north east, Bury St Edmunds 19 miles to the south west and Cambridge within an hour. For those needing to travel to London there is a mainline rail service to London Liverpool Street from Diss (90 minute train journey) or stations at Thetford and Attleborough on the Norwich to Cambridge line with connections into Kings Cross. This plot combines a tranquil rural setting with easy access to local amenities and the wider world.



27/10/21	C	Historic context, Parking area, etc.
14/10/21	B	Boundary line review, House design review.
14/01/20	A	Boundary line review, House design review.
Jan	19	Outline.

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Title	Site Layout Plan
Project	New Dwelling
Location	Land at Longcross Kenninghall
Client	Mr J Copeman & Mrs A Buzzard
Date	Jan 2020
Scale	1:500 @ A2
Drawn	CDM
Drawing No	0335/503
Revisors	C



1. building south west on scene A



2. building south west on scene B



3. building south west on scene C



3. building south west on scene C



Layer	Color	Description
1	Blue	Building Footprint
2	Red	Building Footprint
3	Green	Building Footprint - Fenced Area to be built
4	Black	Boundary

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Title: Rendered Images
 Project: Proposed New Dwelling
 Location: Land at Longstons, Quidenham Road, Kenninghall, Norfolk
 Client: Mr I Copeman & Mrs A Buzzard
 Date: Nov 2018 Scale: NTS Drawn: CDM



The plot extends to 0.170ha (0.42ac). It is level in nature and abuts fields with excellent views across the Quidenham Estate.

Planning Consent has been passed by Breckland Council on 31 March 2026 under planning reference PL/2025/0761. The consent states the works should be started within 3 years of the approval.

Various schemes have been passed, ranging from the initial one allowing for a two-storey house of around 200sqm (just over 2100sqft), to the more recent smaller scale property with integral annex. All have been designed to make the most of the location with the living space on the upper floor to enjoy the far reaching views and the amazing sunsets. The upper living area has been kept fairly open plan with double doors leading out onto balconies at either end.

Services:

Mains water and electricity are understood to be available for connection within the vicinity. Drainage is proposed to be to a private treatment plant. Provision has been made for solar panels within the scheme. Purchasers should make their own enquiries as to the exact location of service connection points.

Directions From Diss:

Head west on the A1066. In South Lopham bear right after the White Horse Inn and follow the road through North Lopham and into Kenninghall. At the T-junction turn right and continue into the village centre. Immediately after the White Horse turn left onto Quidenham Road. Where the road bends to the left, bear right (straight ahead) onto a track which leads to The Garden House and the plot is just before the end of the track on the left.

Viewing:

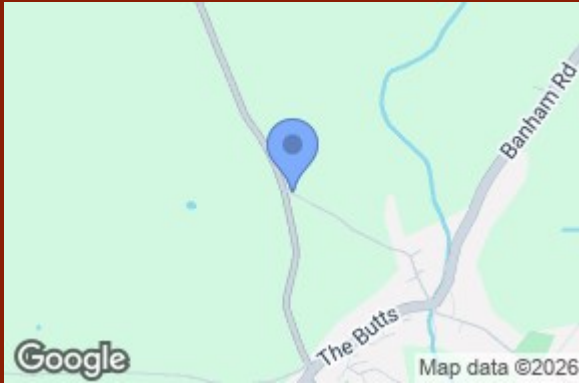
Strictly by appointment with TW Gaze.

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: 2/20205/MS



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