

Woodland | The Street | Brockdish | IP21 4JY

Guide Price £35,000

BUTTERFLY

SALES, LETTINGS & PROPERTY MANAGEMENT

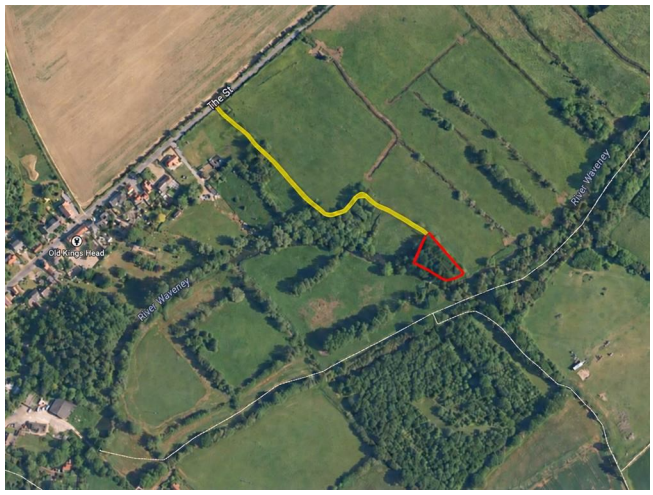
The Features

- 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
- 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.cleanest.

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.

Further Information

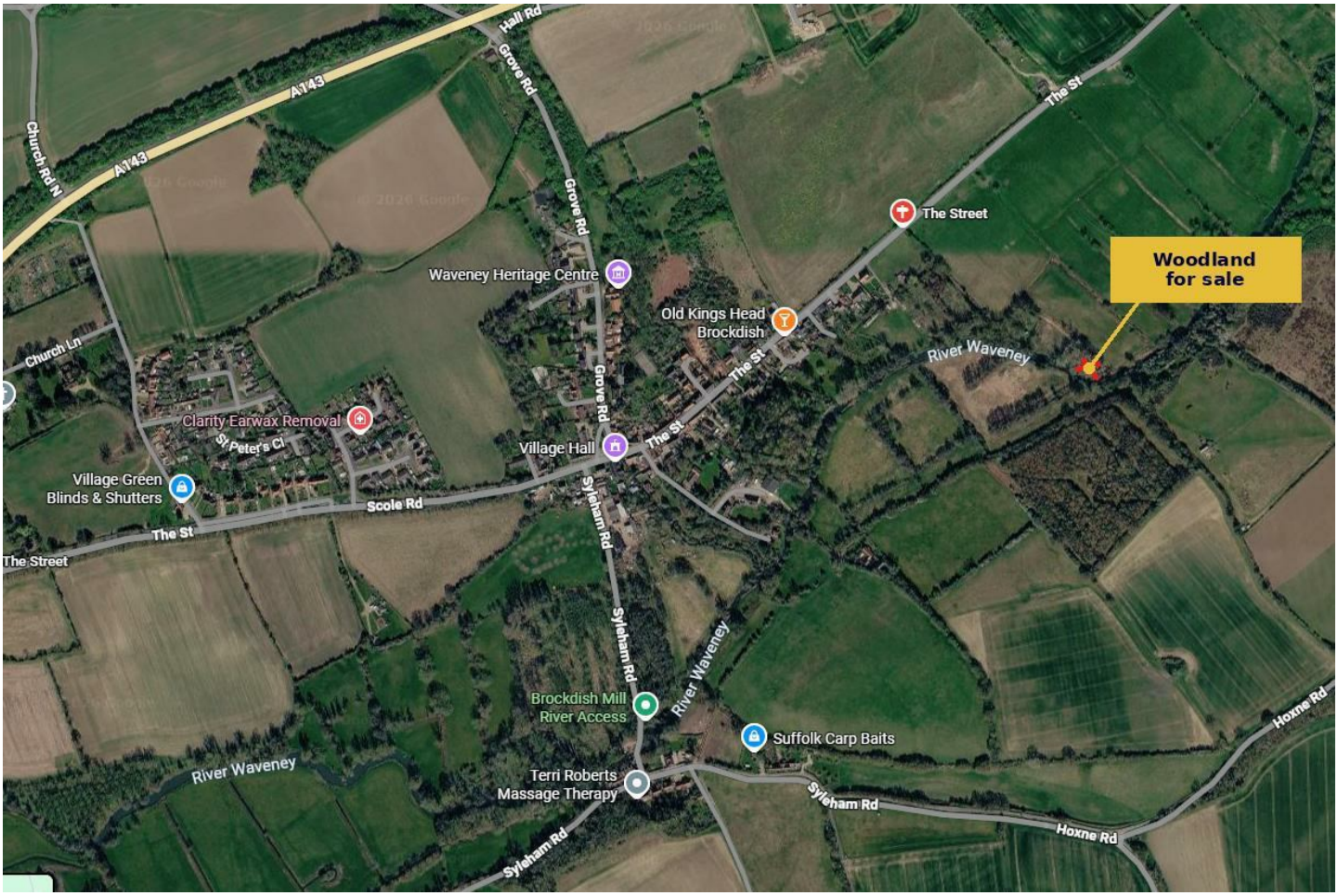
Letting Services -
We provide a professional, ARLA-accredited lettings and management service. Whether you're considering renting out your property to purchase another, exploring buy-to-let opportunities, or would simply like a free, no-obligation review of your current portfolio, our team will be happy to help. Please contact the office to discuss your options further.

Referral Fees-
Butterfly Homes may receive a referral fee or commission from recommended solicitors, mortgage advisers, or other third-party service providers. You are under no obligation to use any recommended provider, and details of any such arrangements are available upon request

GDPR – Personal Information
To arrange a property viewing, we are required to collect certain personal information in order to provide a professional service to you and our client, the seller. This information will be shared with the seller but will not be passed to any third party without your consent.
Should you decide to make an offer on a property, some of the personal information you provide will again be shared with the seller. It will not be disclosed to any other third party without your permission.
Further details on how we store and process your data are available on request or via our website.

Disclaimer -
Butterfly Lettings, trading as Butterfly Homes, and its representatives are not authorised to make statements or assurances about the property, whether on their own behalf or on behalf of the client. No responsibility is accepted for any statements contained in these particulars, which do not form part of any offer or contract. We have taken care to ensure that the details provided for each property are accurate at the time of listing. However, the information supplied is intended as a guide only, and we do not obtain confirmation from the seller's legal representative when preparing it. Buyers should verify any leasehold details, charges, or other matters through their own legal representatives. All measurements, areas, and distances are approximate. Fixtures, fittings, and appliances have not been tested, so we cannot guarantee that they are in working order. It should not be assumed that the property has all necessary planning permissions, building regulations, or other consents. We recommend checking the local council's website for information on conservation areas, flood risks, tree preservation orders, planning applications,





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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