



Mill Lane, Thorpe-Next-Haddiscoe - NR14 6PX

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## Mill Lane

Thorpe-Next-Haddiscoe, Norwich

RARE DEVELOPMENT OPPORTUNITY with PLANNING PERMISSION for THREE NEW BUILD BUNGALOWS alongside the TWO EXISTING DETACHED BUNGALOWS, set within an APPROXIMATELY 1.1 ACRE PLOT (subject to measured survey) in an IDYLIC RURAL LOCATION, boasting PANORAMIC VIEWS ACROSS OPEN FIELDS. The existing site currently offers TWO DETACHED BUNGALOWS, providing approximately 1,379 sq. ft and 938 sq. ft (subject to measured survey) of versatile accommodation, ideal for those seeking MULTI-GENERATIONAL LIVING or INVESTMENT POTENTIAL. Both bungalows feature well-proportioned layouts with flexible living spaces, while garden areas to the rear offer private outdoor retreats. INCOME GENERATING SOLAR PANELS are also installed. The property also includes a RANGE OF OUTBUILDINGS, some of which require remedial works, presenting an excellent opportunity for conversion or additional storage.

Large tarmac and concrete hard standing areas accommodate multiple vehicles, mobile homes, or machinery, ensuring practicality for those with COMMERCIAL or LEISURE INTERESTS. This unique plot combines the charm of rural living with the convenience of existing infrastructure, making it a compelling proposition for developers, investors, or families seeking a project with significant scope for enhancement. Planning permission can be viewed under the reference 2025/1625.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Two Detached Bungalows & Outbuildings
- Planning Permission for Three New Build Bungalows
- Approx. 1.1 Acre Plot (stms)
- Rural Setting with Panoramic Field Views
- Approx. 1379 Sq. ft & 938 Sq. ft (stms) of Accommodation
- Garden Space to the Rear of the Existing Dwellings
- Large Tarmac & Concrete Hard Standing Areas with Mobile Homes
- Various Outbuildings Requiring Remedial Works



The village of Haddiscoe comprises St Mary's Church which is Grade 1 listed building, a village hall which offers local events and a population of approximately 500. This south Norfolk village is situated 18 miles south east of the City of Norwich, on the A143 road west of the coastal town of Lowestoft. The market town of Beccles is within easy driving distance and this has a wide range of amenities including schools, shops, restaurants, supermarkets etc. Beccles also provides a train link to London Liverpool Street via Ipswich, while Haddiscoe Station has trains to Norwich and Lowestoft. Local Primary Schools nearby at Toft Monks and Loddon, with Hobart High School also at Loddon.

### SETTING THE SCENE

Approached via a private track, a tarmac area opens up, with a low level brick wall enclosing the driveway for the first bungalow. The extensive hard standing leads to the mobile home pitches, and main workshop building, along with the second bungalow. A storage garage sits at the front entrance providing parking.

### THE GRAND TOUR

The Hollies - Stepping inside, the boot room entrance offers tiled flooring underfoot for ease of maintenance, with dual aspect views to front and side. Ample space is provided for a range of uses, with doors leading off to the inner hallway and kitchen. This kitchen offers a U-shaped arrangement of wall and base level units with integrated cooking appliances including an inset gas hob and built-in eye level electric double oven with tiled splash-backs running around the work surface, and space for a fridge freezer. Windows offer views across the front garden and side fields, with a floor standing oil fired central heating boiler tucked away to one corner. The inner hallway is finished with fitted carpet and offers a versatile range of uses given its size, proportions and light and bright aspect. Doors lead off to the formal sitting room which offers a feature fireplace creating a focal point to the room with dual aspect windows to side and rear, fitted carpet

underfoot and a door leading out to the rear garden. The shower room offers a three piece suite with contrasting tiled splash-backs and a walk-in double shower cubicle with a twin head thermostatically controlled rainfall shower. The three bedrooms are all finished with fitted carpet and uPVC double glazing, all being of a similar proportion, with one including a range of built-in wardrobes and storage units.

Bungalow 2 - With a side access door taking you to a porch entrance, a further door takes you to the entrance hall, with a door leading off to the kitchen/breakfast room which offers a range of base level units with tiled splash-backs and floor standing oil fired central heating boiler. Sitting opposite, a shower room includes a three piece suite with a walk-in shower cubicle and electric shower, with tiled flooring underfoot. The main inner hallway offers a further front access door with fitted carpet creating the ideal study space, with doors leading off to the two bedrooms and main living space. The sitting room offers two front facing windows with fitted carpet underfoot. The two bedrooms are a similar size, both finished with fitted carpet and rear facing windows.

### FIND US

Postcode : NR14 6PX

What3Words : ///nightlife.resolved.repeat

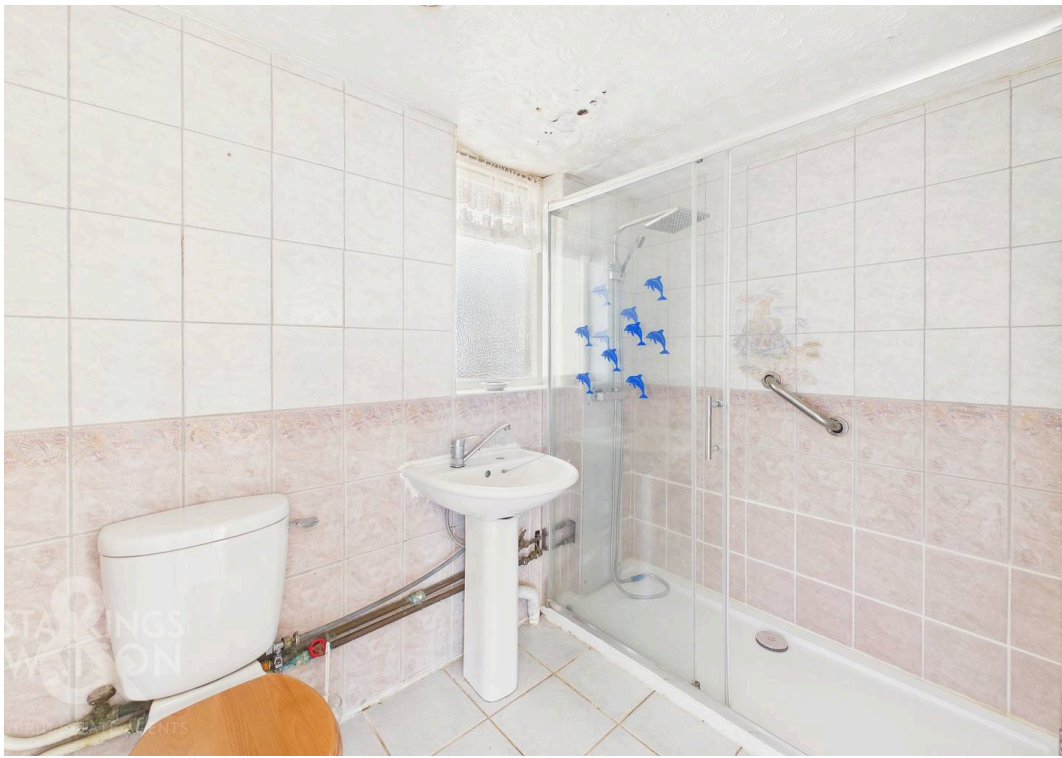
### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

### AGENTS NOTES

The property uses a private septic tank. A condition of the planning permission is that the main workshop/outbuilding is demolished.







## THE GREAT OUTDOORS

The plot is mainly hard standing, with some areas of grass around the mobile homes. Private gardens can be found to the rear of the main bungalow, with enclosed boundaries, planting and a shed.





Ground Floor Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

2317 ft<sup>2</sup>

215.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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