Plot Off Little Lane

Docking

SOWERBYS

Land & New Homes Specialists

INTRODUCING

Plot Off Little Lane

Docking, Norfolk
PE31 8NT

Planning Permission Granted for a Detached Dwelling

Three-Bedroom Accommodation

Principal Bedroom with En-Suite & Dressing Area

Kitchen Dining Room, Separate Lounge & Study

Utility Room & Ground-Floor WC

Private Garden & Off-Road Parking

Traditional Red Brick, Flint & Clay Pantile Design

Conservation Area Setting with Open Fields Beyond

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An individual development opportunity in Docking, with planning permission granted for a characterful three-bedroom detached home.

Designed with its Conservation Area setting in mind, the proposed house takes inspiration from traditional Norfolk architecture, combining red brick, flint detailing and natural clay pantiles with dormer detailing and carefully considered proportions. Behind the characterful exterior is a contemporary layout centred around a generous kitchen and dining room opening towards the garden, complemented by a separate lounge, study, utility room and ground-floor WC.

Upstairs, three bedrooms include a principal suite with a dressing area and en-suite, alongside a family bathroom. Outside, the proposals provide a private rear garden and off-road parking, with open fields beyond the site to the rear.

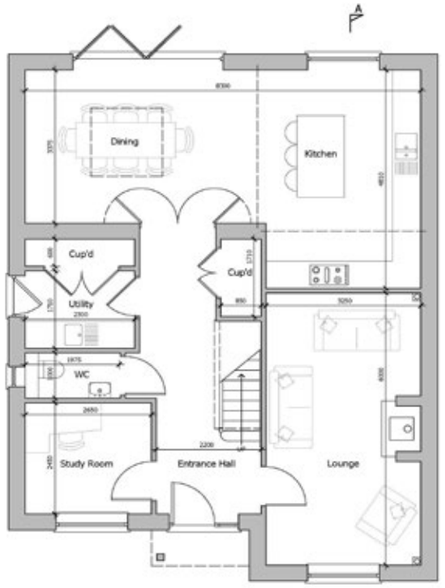
The traditional architectural approach was recognised in the successful planning appeal, with the Inspector concluding that the proposed dwelling would be sympathetic to its surroundings and would preserve the character and appearance of the Docking Conservation Area.











Ground Floor Plan 1:50

0 1 2.5m



First Floor Plan 1:50

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any
other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Copyright V360 Ltd 2023 | www.houseviz.com

Docking

POSSIBLY ONE OF NORFOLK'S BEST HIDEAWAYS

Docking is one of Norfolk's best hideaways, just four miles from the sea and a short drive from the market towns of Fakenham and Holt.

Dating back to Saxon times, Docking is one of Norfolk's highest points at 272 feet and was once known as 'Dry Docking' due to its lack of drinking water. In the 18th century, a well was sunk, and residents paid a farthing per bucket until mains water was installed in 1936. During World War II, RAF Docking airfield operated nearby, and Docking Hall housed actors Richard Burton, Robert Hardy, and Warren Mitchell.

Today, Docking boasts a strong community with a thriving nursery and primary school, filling the streets with the sound of children playing. The village is well-serviced with a GP surgery, village store with Post Office, playing field, tennis court, bowling green, popular fish and chip shop, and The Railway Inn.

Buyers have a wide range of property options, including traditional brick and flint cottages, classic Georgian houses, and quality modern homes. Four Miles is one example, named for its proximity to Thornham and Brancaster, with cottages, barns, and apartments designed to blend with the surrounding countryside.

Docking residents can enjoy growing their own produce or visit the weekly farmer's market at Ripper Memorial Hall. Held on Wednesday mornings, shoppers come from far afield to fill their baskets with fresh produce from local smallholders and delicacies from Norfolk artisan producers.

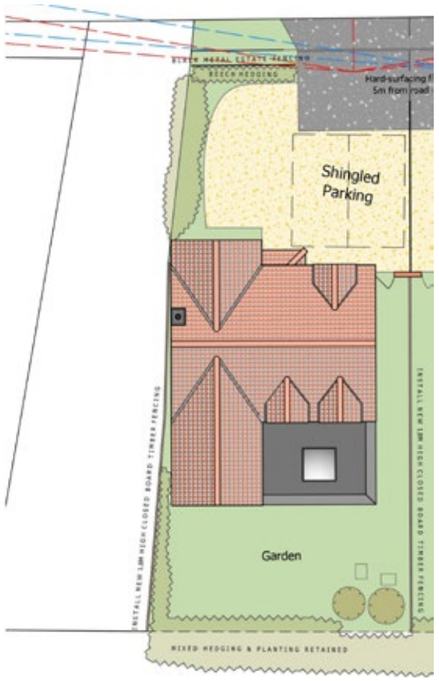
Offering the best of coast and country, it's easy to see why Docking is such a sought-after spot.













TENURE

Freehold.

LOCATION

What3words: ///reckoned.release.former

PLANNING INFORMATION

Site area approximately 291.7 sq. m.
Planning Reference: 25/00184/F
Appeal Reference: APP/V2635/W/25/3368328
Appeal Allowed: 10 October 2025

AGENT'S NOTE

The property is subject to a historic restriction. Please contact the selling agent for further information.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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