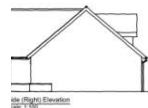
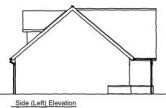


Land at Orchard Close  
Watton Road  
Larling Norfolk  
NR16 2RA

0.4ac site with consent for  
two detached dwellings.

Guide Price £303,000



## Location

The plot is set back from the road in the spread out village of Larling which is well connected with easy access onto the A11 which serves Cambridge to the south or Norwich to the north. The neighbouring village of East Harling is one of the area's best served villages with an excellent range of facilities including schooling, two pubs, grocers with bakery, general stores, butchers, excellent tea rooms, doctors, dentist and a wonderful sports field and social club. This is one of the most active villages with societies for many interests and a real community feel.

Wider afield lie the larger towns of Diss, Wymondham, Attleborough and Bury St Edmunds, and the cities of Norwich, just 25 miles away, and Cambridge, within 45 minutes or so by car (all dual carriageway). For access to London there are train stations at Diss on the Liverpool Street line or from Thetford into Kings Cross via Cambridge. The countryside surrounding the village is gently rolling with large areas of Forestry Authority owned land and woods with great public access for walking and cycling. This area is steeped in history from all ages and there are many local activities available for people living in the area and tourists alike.

## The Site and consent

The site extends to approximately 0.167ha (0.4ac) and has consent passed for two detached chalet style 4 bedroom dwellings. Consent was passed by Breckland Council under planning reference 3PL/2022/1389/F dated 18 August 2023

## Access

A right of access will be granted over the driveway (shown blue). It will be the vendors responsibility to complete the driveway to the required standard

## Services

Foul drainage will be to a sewage treatment plant. Mains water and electric are available within the roadway.

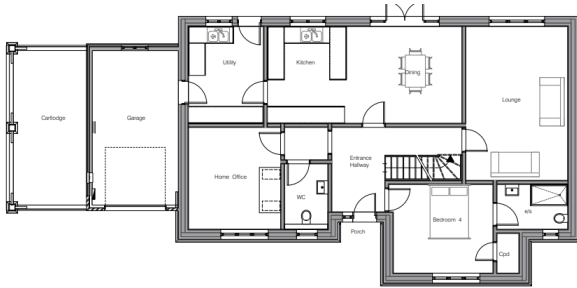
## Directions

From Diss, head west on the A1066 and at Garboldisham take the right turn and proceed into the village of East Harling. Follow this road through and out of the village, proceeding underneath the A11 flyover. Upon entering the village of Larling, Orchard Close will be found on the right hand side, clearly marked by a for sale board.

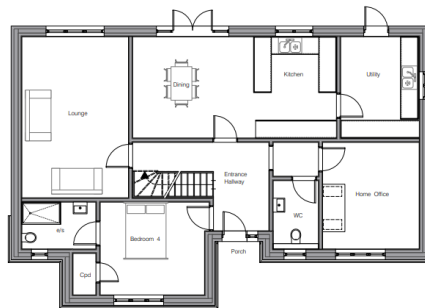
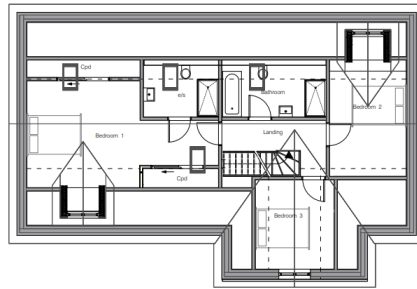
## Viewings

Strictly by appointment through TW Gaze.

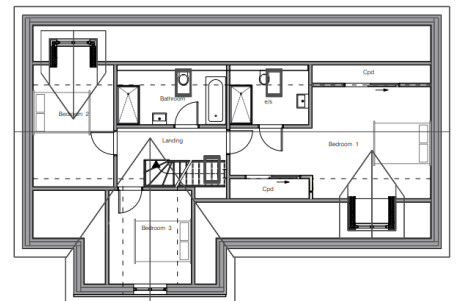
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Ground Floor Plan  
Scale 1:50



Ground Floor Plan  
Scale 1:50



First Floor Plan  
Scale 1:50

**Important Notice**  
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