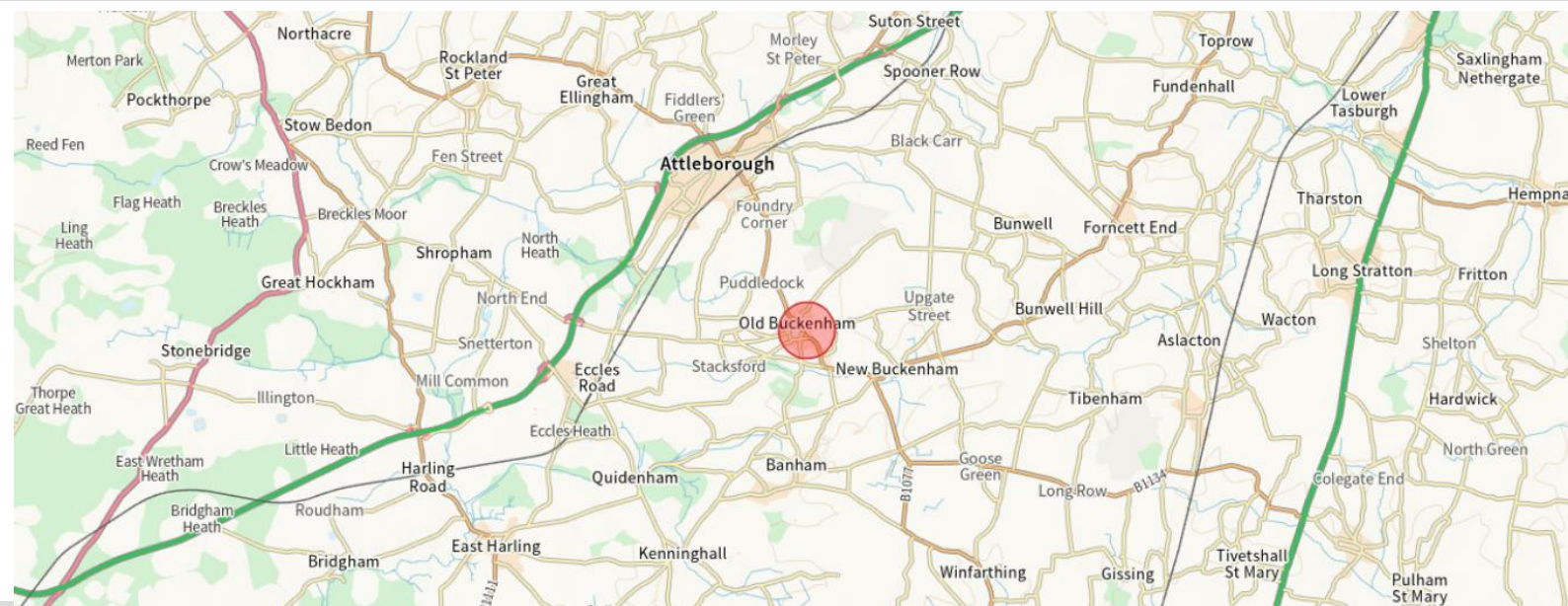




West View Barn
The Green
Old Buckenham
Attleborough, Norfolk
NR17 1RN

Offers Over £300,000





Location

When buying a property, location is one of the key factors and there are few which have the best of being in a very popular village with amenities combined with superb views across the fields. Old Buckenham is a very popular and pretty South Norfolk village famed for its large village green and ponds in the centre, around which are houses, the village shop, public house, high school, church and various other small businesses. The towns of Attleborough, Wymondham and Diss are within easy reach all of which have train stations, enabling access to Norwich, Cambridge, London Liverpool Street and London Kings Cross. Easy access onto the A11, which is dual carriageway all the way to the A14, makes Newmarket and Cambridge quite accessible by car, Norwich is an easy 30 minute commute. Overall, this property has the potential to provide a stylish, individually designed home in a quiet location with excellent access to facilities.

- Set in 0.545ha (1.35ac)
- Discreetly located
- Provides around 160m² of living space once converted
- Popular village
- Convenient for A11 and Norwich



The Property and Scheme

The barn is of mixed construction but mainly clay lump with rendered and weatherboarded elevations beneath a pantile and corrugated asbestos roof.

The scheme allows for conversion of the barn to a single storey residential dwelling of around 160m² with three bedrooms. There will not be any restrictions imposed by the vendors regards redesign of the scheme by a new owner.

Planning

Consent was passed by Breckland Council on 07 September 2023 under planning reference 3PL/2020/1500/F. The development needs to be started within three years of the date of the planning approval.

Outside

The property is set in 0.545ha (1.35ac) which is laid to grass. The access is down the side of the property which will require shrubbery clearance and partial wall removal.

Services

Mains water electricity and drainage are within the village. Purchasers will need to make their own enquiries as to exact location.

Directions

From Attleborough into Old Buckenham and heading across the Green. West View Barn is behind the Farmhouse which is beside the Ox and Plough public house.

W3W - [Wealth.fixated.brownish](https://www.wealthfixated.com)

Viewing

Strictly by appointment with TW Gaze.

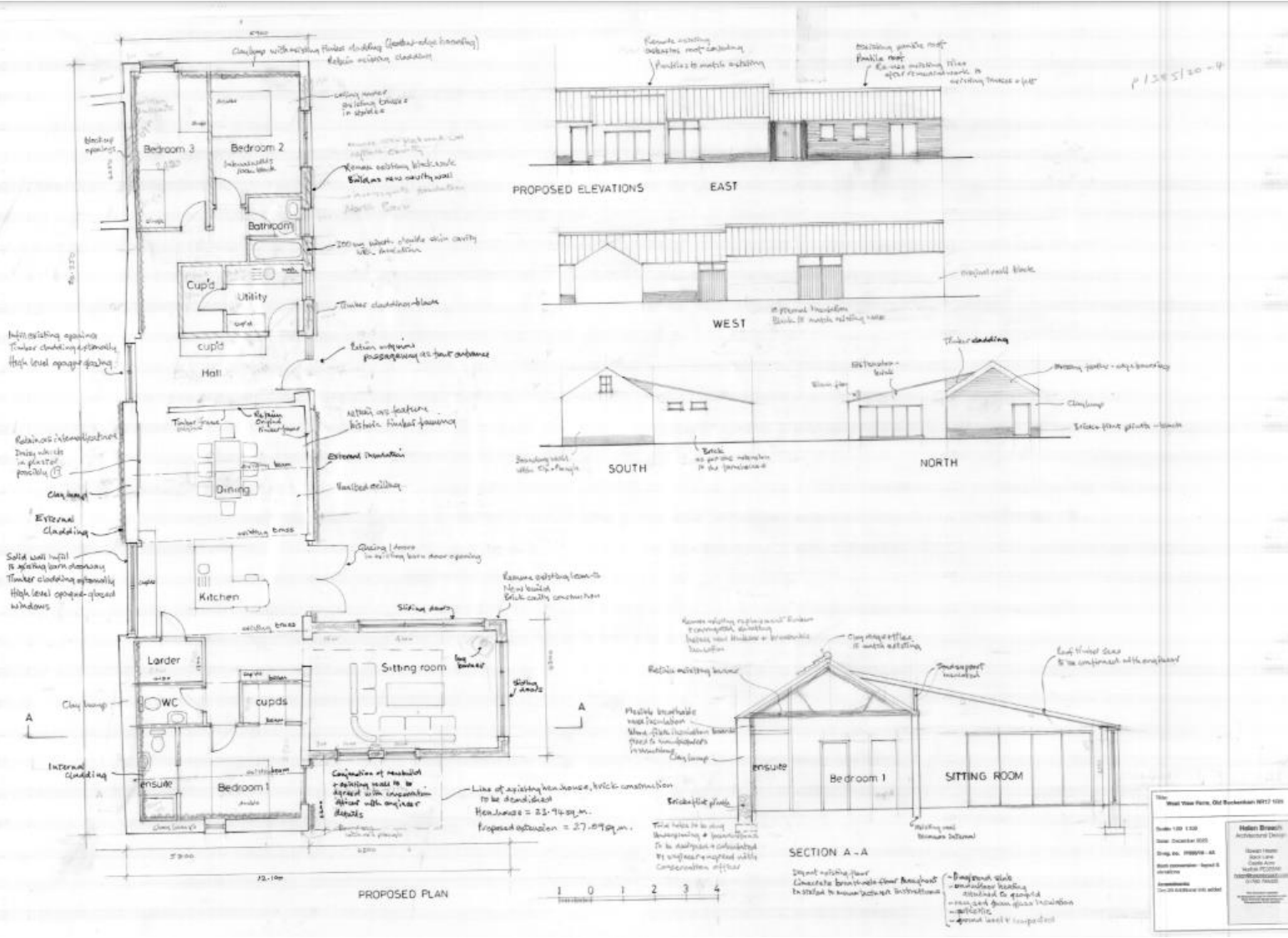
Freehold

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