



North Green Road, Pulham Market, Diss, IP21 4XW

Guide Price £70,000

****Guide Price £70,000 - £80,000**** A rare opportunity to acquire arable/grazing land in the regions of 1.4 acres (sts).

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- Council Tax Band
- Freehold
- Energy Efficiency Rating TBC.



Property Description

The land is found in a rural situation lying to the south of North Green Road surrounded by the idyllic south Norfolk countryside and enjoying beautiful far reaching views. The land is within the Pulham Market catchment area also adjoining the village of Pulham St Mary, known as "The Pulhams", which offer an abundance of many period and historic properties most centred around a large green steeped in history and believed to date back to 1258. The villages still retain a strong and active local community helped by having an excellent range of day to day amenities and facilities including village shop, post office, village hall, doctors surgery, public houses, schooling and fine church. Pulham market is found ten miles to the north of Diss which offers a more extensive and diverse range of many day to day amenities and facilities along with a mainline railway station having regular/direct services to London Liverpool Street and Norwich.

The land is ideal for equestrian/livestock use and is stock proof bordered by ditch, hedge and fencing.

Access

The land is found to the north of North Green Road lying towards the outskirts of the village. There is direct access via a five bar gate off the road itself providing access for heavy machinery.

Services

There are no services to the site, any oncoming purchaser would have to deal with the statutory undertakers for connections.

Drainage

There is no mains drainage to the site, however included in the sale is a private treatment plant. The site also benefits from

having its own fresh water supply via a newly installed 60 metre bore hole.

Viewings

Access to the site is strictly via the selling agents, please contact a member of the sales team on 01508 531331.

Our Ref: LO919



Viewing Arrangements

Strictly by appointment

Contact Details

Beatrix Potter Cottage

The Street

Long Stratton

Norwich

NR15 2XJ

longstratton@whittleyparish.com

01508 531331

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.