



MODEL FARM, ROCKLAND ST PETER

GUIDE PRICE £550,000



**MODEL FARM
CHAPEL STREET
ROCKLAND ST PETER
ATTLEBOROUGH
NORFOLK NR17 1UJ**

Norwich 18 miles, Attleborough 4.5 miles, Diss 16.5 miles

An outstanding building plot of around 1.3 acres with full planning permission for one self-build dwelling, together with a three bedroom detached cottage.

DESCRIPTION

Full planning permission was granted by Breckland Council on 13th December 2018 for improvements and upgrade to existing access, demolition of existing outbuildings and the erection of one new self-build dwelling and double garage. The planning reference is 3PL/2018/0740/F and full details can be viewed on Breckland Council's website. The entire site including the cottage extends to around 1.5 acre (subject to measured survey).

LOCATION

Rockland St Peter is a small village located to the south west of Norwich between Attleborough and Watton and only around 4 miles from the A11 trunk road. Amenities in the village include a primary school, village store, cricket and football clubs and a public house.

DIRECTIONS

Leave Norwich via the A11 Newmarket Road and proceed on the dual carriageway past Wymondham and on towards Attleborough. Continue past the first turning to Attleborough and take the next slip road off the A11 signposted to Attleborough and Watton B1107. At the end of the slip road turn right at the traffic lights and follow this road through Great Ellingham and on to Rocklands. Upon reaching Rockland St Peter, continue past Thieves Lane on the right and take the next turning on the right into Chapel Street. Follow the road along and round to the left where the property will be found on the right hand side.



THE COTTAGE

ACCOMMODATION

On the Ground Floor:-

ENTRANCE HALL

Oak entrance door with double glazed panel. Radiator. Thermostat control for heating. Built-in under stairs storage cupboard. Stairs to first floor landing. Window to rear aspect.

SITTING ROOM

Radiator. Inglenook fireplace with a wood burner on a pamment tile hearth. Built-in storage cupboard. Window to front aspect.

DINING ROOM

Inglenook fireplace with a pamment tile hearth. Radiator. Window to front aspect.

BATHROOM

Matching coloured suite comprising panelled bath with mixer tap and shower attachment, pedestal wash basin and WC. Part tiled walls. Built-in airing cupboard and a hot water cylinder with immersion heater. Heated towel rail. Extractor. Window to rear aspect.

KITCHEN

Worktop with cupboard and drawer below and an inset stainless steel single drainer sink. Tiled splashback. Further worktop and utility spaces below with plumbing for washing machine and dishwasher. Electric cooker point. Radiator. Part tiled walls. Telephone point. Window to side aspect. Stable type door to rear porch. Sliding door to pantry.

PANTRY

Light. Fitted shelves. Window to rear aspect.



On the First Floor:-

LANDING

Radiator.

BEDROOM 1

Radiator. Loft access hatch. Window to front aspect.

BEDROOM 2

Low doorway. Radiator. Window to front aspect.

BEDROOM 3

Low doorway. Radiator. Fitted wardrobe. Window to front aspect.

OUTSIDE

The front garden is laid to lawn with shrub beds and there is a gate and pathway to the front and side of the property. A wide driveway extends round to the rear of the property and along to the side of the main barn to an adjoining open-fronted garage with a door into the main barn. In front of the main barn is a brick and asbestos sheet workshop measuring approximately 5.30m deep x 9.14m wide (17'5" x 30') with light and power. The main barn measures approximately 8.83m x 5.79m internal (29' x 19') and is of brick and clay lump construction with a tiled roof. A gate beside the barn leads to the plot. Outside cold water tap. Oil storage tank.

AGENT'S NOTES:

- (1) The septic tanks for Model Farm and the neighbouring property Cavendish House are located within the area designated as the building plot.
- (2) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (3) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

Viewing strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

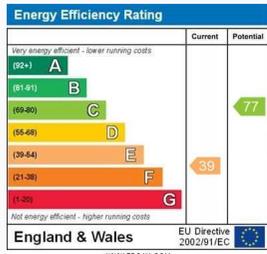
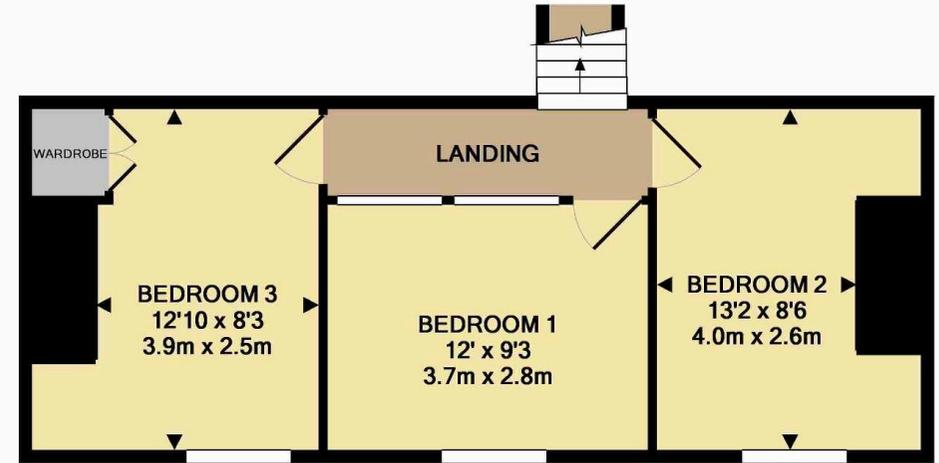
These particulars were prepared in February 2019.
Ref. NRS6521





Ordnance Survey © Crown Copyright 2019. All rights reserved. Licence number 100022432. Digitised scale - 1:1250





GROUND FLOOR
APPROX. FLOOR
AREA 695 SQ.FT.
(64.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 402 SQ.FT.
(37.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1097 SQ.FT. (101.9 SQ.M.)

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

IMPORTANT NOTICES Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. Any person inspecting the property does so entirely at their own risk. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.