



# EAST BARN

PIEDBRIDGE FARM, BURNT OAK LANE, ALBURGH, IP20 0DT



An exciting opportunity to acquire a rural barn with planning permission for conversion to a single storey dwelling set in 1.94 acres.

The property comprises a detached barn is a delightful rural setting with open aspect to the rear. It has planning permission from South Norfolk District Council under reference 2025/2879 for "change of use of agricultural building to residential dwelling following Class Q approval, change of use of agricultural land to residential curtilage".

The planning permission allows for a dwelling of 1442 sq ft and whilst there is the residential curtilage as denoted in the plan, the total plot extends to 1.94 acres and provides a wonderful opportunity for those seeking space and country life.

#### LOCATION

The property sits on the site of a former farmyard which has now been demolished in a delightful rural setting 4.2 miles to the north of the the attractive market town of Harleston, with its range of local amenities including shops, supermarkets, schools and leisure facilities. The larger market town of Diss is 15 miles to the south west with a large range of amenities and mainline station to both London and

Norwich. The 'fine city' of Norwich is 16.9 miles to the north and has a vast array of amenities.

#### SERVICES

The property currently has no services provided so an incoming buyer will have to make arrangements for connection to electricity and water. We have been informed by the vendors that they would be prepared to grant access to their supply for the purposes of the build only. Drainage will have to take the form of a new treatment plant.

#### VIEWINGS

Viewings strictly by prior appointment with the vendors sole selling agents Durrants on 01379 852217

LOCAL AUTHORITY - South Norfolk

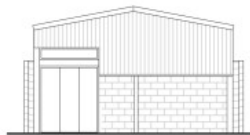
#### AGENT'S NOTE

The property is surrounded by farmland that is still in agricultural use and to the front is a barn currently used for sheep.



1.94





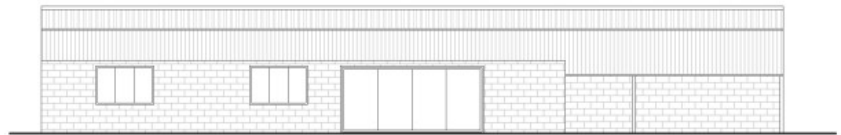
PROPOSED FRONT ELEVATION  
Scale 1:100



PROPOSED SIDE ELEVATION - SOUTH  
Scale 1:100



PROPOSED REAR ELEVATION  
Scale 1:100

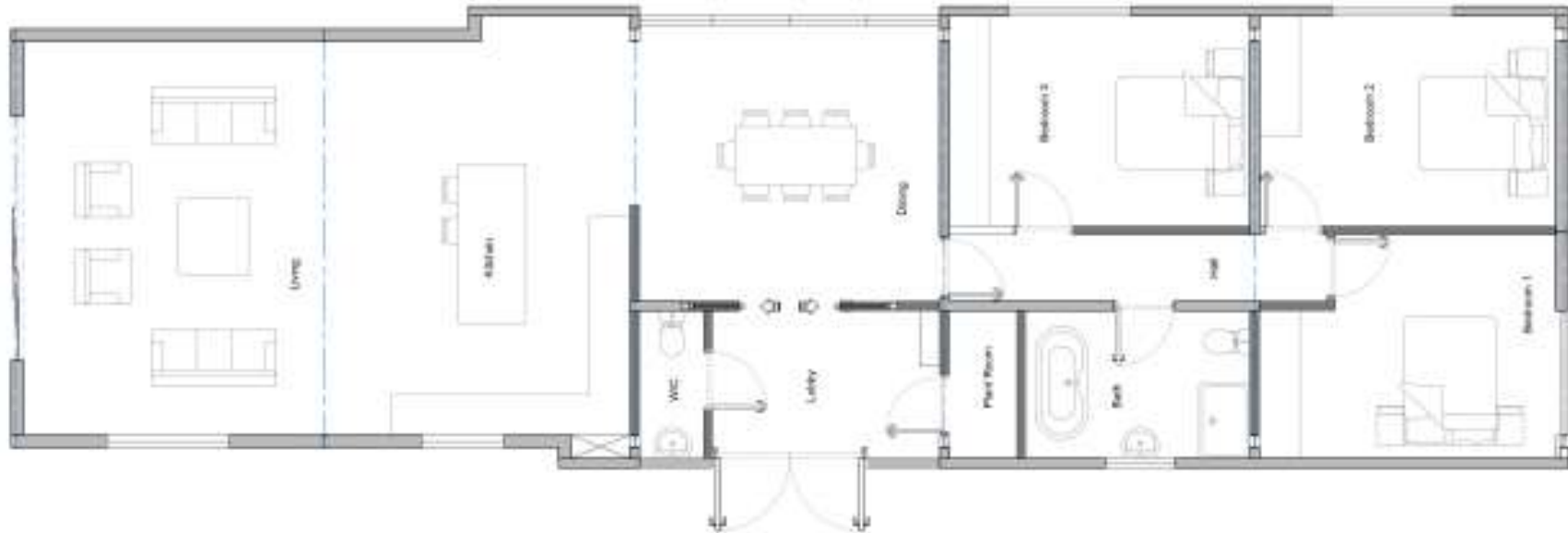


PROPOSED SIDE ELEVATION - NORTH  
Scale 1:100



EXCITING  
DEVELOPMENT  
OPPORTUNITY

## FLOOR PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

### IMPORTANT NOTICE

#### Durrants and their clients give notice that:

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