

BUILDING PLOT ADJ VINEGAR LANE

ALBURGH NORFOLK IP20 0DH

For Sale: 'Self-Build' Building Plot

DURRANTS
SINCE 1853

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ALBURGH NORFOLK IP20 0DH

For Sale: 'Self-Build' Building Plot

Guide Price: £145,000

Key Features

- **'Self-Build' building plot**
- **Full planning permission**
- **Planning ref: 2024/3464**
- **Tucked away position in Alburgh**
- **0.15 acre site**
- **Located on a no-through road**
- **Field views**
- **Planning for double garage and first floor office/room**





DESCRIPTION & PLANNING

An exciting development opportunity to acquire a single self-build building plot within the popular village of Alburgh near Harleston.

The owners achieved planning permission for this well-designed family home in May 2025. A full planning pack is available on request or can be viewed on the South Norfolk Council planning website under planning reference: 2024/3464. The owners have also discharged the surface water management strategy ref: 2026/1135.

The ground floor accommodation includes an entrance hallway, utility room, wc, open-plan kitchen/dining room, adjacent garden room and sitting room. On the first floor is a landing, four bedrooms, family bathroom and en-suite shower room to the principle bedroom.

Externally, there are plans for a double garage, with first floor storage/hobby/office space, providing a useful addition to the already extensive accommodation. The dwelling is well sited within the plot, with the garden and principle rooms facing west offering field views of the surrounding countryside.

PROPOSED ACCOMMODATION

	sq m	sq ft
Dwelling	158.2	1,700
Garage	59.7	642
Total	217.9	2,342

LOCATION

Located in the popular village of Alburgh, the plot sits just off The Street along a narrow no-through lane of with just three other dwellings. The tucked away position offers the best of both worlds: a quiet location with field views, but also a sense of community adjoining the main village.

Within the village is a village hall, church, primary school and small brewery. The neighbouring town of Harleston provides a wider range of amenities and facilities, including supermarkets, doctors, leisure facilities and secondary schooling. The larger towns of Beccles and Diss are also nearby, with Diss benefitting from a mainline railway station with services to London Liverpool Street. To the north is the city of Norwich, which provides a wider range of amenities, universities and is home to Norwich International Airport.

ARCHITECTS

The proposed dwelling was designed by Jon Boon Architects Limited of The Enterprise Centre, University Drive, Norwich NR4 7TJ.



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SERVICES

We understand the property is in the vicinity of mains electric, water and foul drainage connections. Prospective buyers to conduct their own due diligence on the availability of services.

LAND REGISTRY

The property is registered freehold under Land Registry titles NK152994 and NK253813 along with other land not included in the proposed sale.

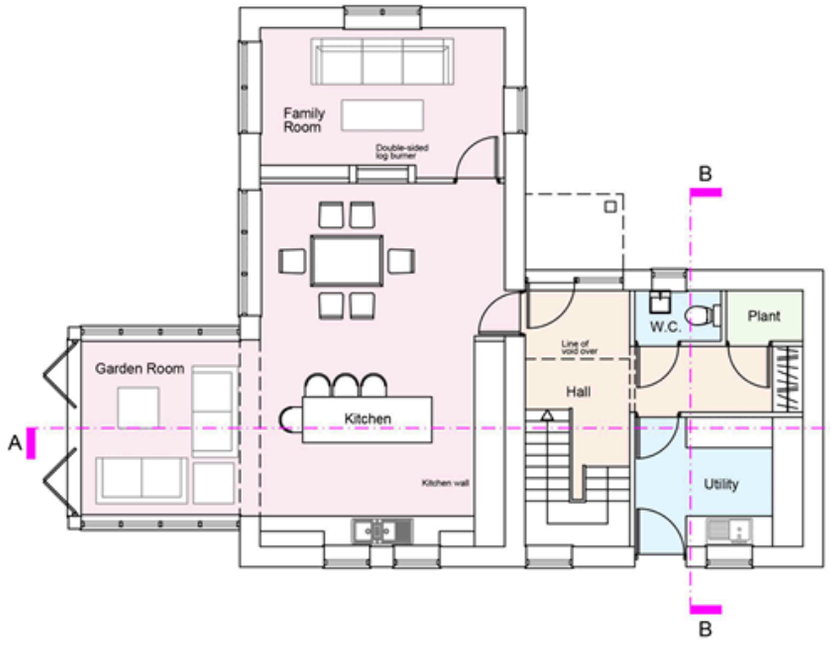
DIRECTIONS

Turning off the A143 at Tunbeck Road, proceed into Alburgh village passing the village hall on the right hand side. Continue further for approximately 100m where Vinegar Lane will be found on the left-hand side. Turn into Vinegar Lane where the property will be found on the left hand side.

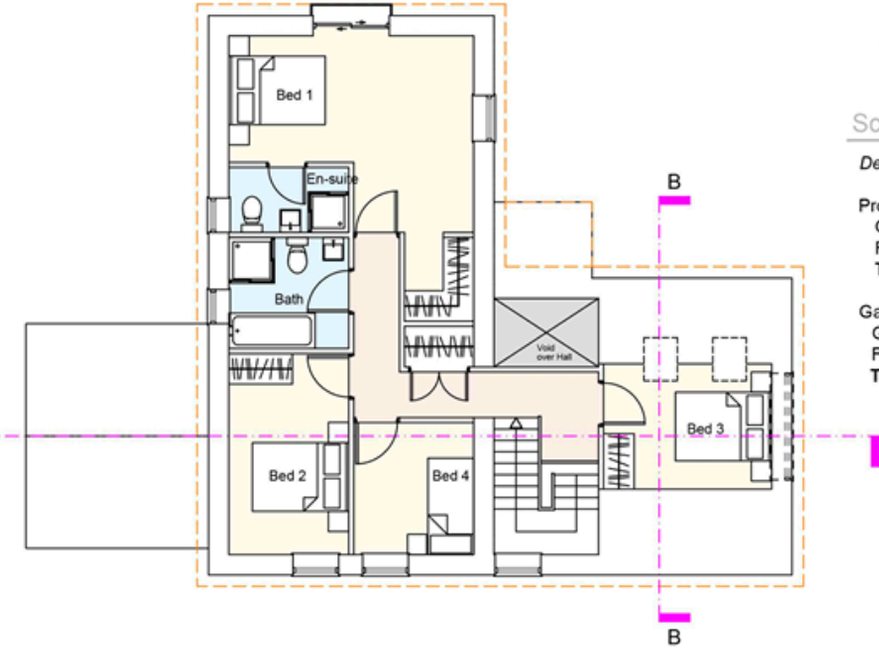
What 3 Words: ///scanning.invent.ballpoint



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Ground Floor



First Floor

Notes:

1. Do not scale from drawings; use figured dimensions only. Any discrepancies should be raised with the Architect.
2. All design information, specifications, and drawings are subject to copyright and are the property of Jon Boon Architects Ltd, and must not be copied in whole or in part without their written permission.

Schedule of Areas (GIA):

Description	(m2)
Proposed new-build	
Ground	91.3
First	66.9
TOTAL	158.2
Garage	
Ground	34.5
First	25.2
TOTAL	59.7

Revisions:

A - Revised to client's comments	22-08-24
B - Revised to planners comments	23-01-25
C - Revised to planners comments	23-03-25
D - Revised to client's comments	01-04-25

Jon Boon Architects Ltd

The Enterprise Centre
University Drive
Norwich NR4 7TJ

T: 01603 672710
M: 07770 437700
jonboon@me.com

0 5 10m

Project: 21-23 The Street, Alburgh

Client: Mr & Mrs Colin Byer

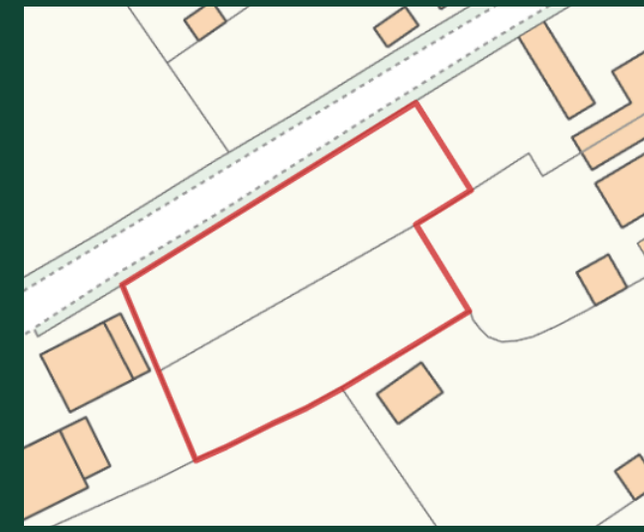
Floor Plans - Proposed

24-323 111 D | 08-08-24 | A3 | 1:100



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VIEWING

Strictly by arrangement with the agents.

CONTACT US

Telephone: **01379 851038**

Email: **commercial@durrants.com**

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