



Kirk Hall Farm

Rockland All Saints, Attleborough, NR17 1XN

Totalling approximately 2.75 acres (1.11 hectares), with land and buildings

Property Summary

- Full planning permission for the conversion of redundant agricultural barns to 5 new dwellings (Ref: 3PL/2023/0954).
- Totalling approximately 2.75 acres (1.11 hectares), with land and buildings.
- Approximately 10,220sqft of floor area with planning consent.
- Exciting opportunity in an idyllic location.
- For sale by Private Treaty as a whole.

All Enquiries

James Brooke

james.brooke@landbridge.co.uk
07881 516564

Oliver North

oliver@landbridge.co.uk
07530 965000

Distances

Attleborough: 4 miles
Thetford: 16 miles
Norwich: 21 miles
Ipswich: 48 miles

Description

Buildings extending to 10,220 sq. ft (950 sq. m.) as shown for identification purposes on the attached plans within these particulars. The site comprises 6 redundant barns of a traditional construction which have obtained full planning consent to convert into 5 residential dwellings. The site is surrounded by a traditional brick wall, mature hedgerows and trees.

Location

The property is located in rural Norfolk to the southwest of Norwich and west of Attleborough. The property has good access to the A11 which leads to Norwich and Newmarket respectively. There are railway links to Norwich and Cambridge from Attleborough station and the site has a direct and secure access onto the public highway.



The Property

Kirk Hall Farm is of a set of traditional buildings with pantile roofs and concrete floors. The site benefits from a Full Planning permission for the conversion to 5 dwellinghouses. Further details of the planning consent (Ref: 3PL/2023/0954). are detailed below.

The site benefits from mains services including water and electricity however the buyers should make their own enquiries as to the availability of supplies, capacity and drainage.

Kirk Hall Barns are bordered by Kirk Hall to the north, arable land to the west and a minor B road to the east.

In addition to the barns is a modern grain barn and a field, which extends to approximately 1.75 acres to the south of Kirk Hall Farm. This land comprises of permanent pasture and could be utilised in connection with the developed units as amenity land.

The agricultural grain barn on the land could have future alternative uses subject to achieving the necessary planning consents. Also the vendors will remove the barn as part of a sale if required.

General Information

Tenure & Possession

The property is for sale freehold with vacant possession.

Method of Sale

The property is for sale by private treaty.

Overage

The land, shown hatched on the plan, will be sold subject to an Overage clause for the next 35 years. If the purchaser achieves consent on the additional land or from the conversion of the grain barn, for further residential development, the seller will receive 35% in the uplift in value per dwelling upon the grant of consent.

Registered Title

The property is registered under part Title Numbers NK209311 and NK209319.



Planning

The property is under the jurisdiction of Breckland district council.

Details of the planning consent can be seen in the table below and further details can be found on the planning portal.

Application Ref	Proposal	Decision	Decision Date
3PL/2023/0954	Proposed conversion of redundant agricultural barns to 5 new dwellings, including new carports for plots 1, 2, 4 & 5) & garden rooms to plots 1 & 2.	Granted	26th March 2024



Wayleaves Easements & Rights of Way

The property is sold subject to or with the benefit of all wayleaves, easements, rights of way, covenants, and restrictions, whether mentioned in the particulars or not. The purchaser will be required to separate the surface water drainage away from the Kirk Hall system. Further details can be acquired from the selling agents.

Services

The property benefits from its own separately metered access to water and electricity.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Community Infrastructure Levy (CIL)

This permission attracts zero CIL liabilities and no affordable housing obligation.

Plans, Area & Boundaries

The boundaries are based on the Ordnance Survey and Land Registry and are for reference only. The Buyer will be deemed to have full knowledge of all boundaries and any error or mistake shall not be the responsibility of the Seller or entitle any party to compensation in respect thereof.

Viewing

Strictly by appointment with the selling agent.

Sellers Solicitors

Birketts Solicitors, Kingfisher House, 1 Gilders Way, Norwich, NR3 1UB

Photographs, Fixtures & Fittings

The photographs in these particulars were taken on 08 July 2024.

VAT

It is understood that VAT is not applicable to the sale. If in any event the VAT does become chargeable, it will be in addition to the sale price. The guide price given above will exclude any VAT unless specified otherwise.

Health & Safety

Given the potential hazards and risks arising from redundant farm buildings, we ask you to be as vigilant as possible for your own personal safety when viewing the property.

Please do not visit the site without prior appointment with Landbridge.

Anti Money Laundering

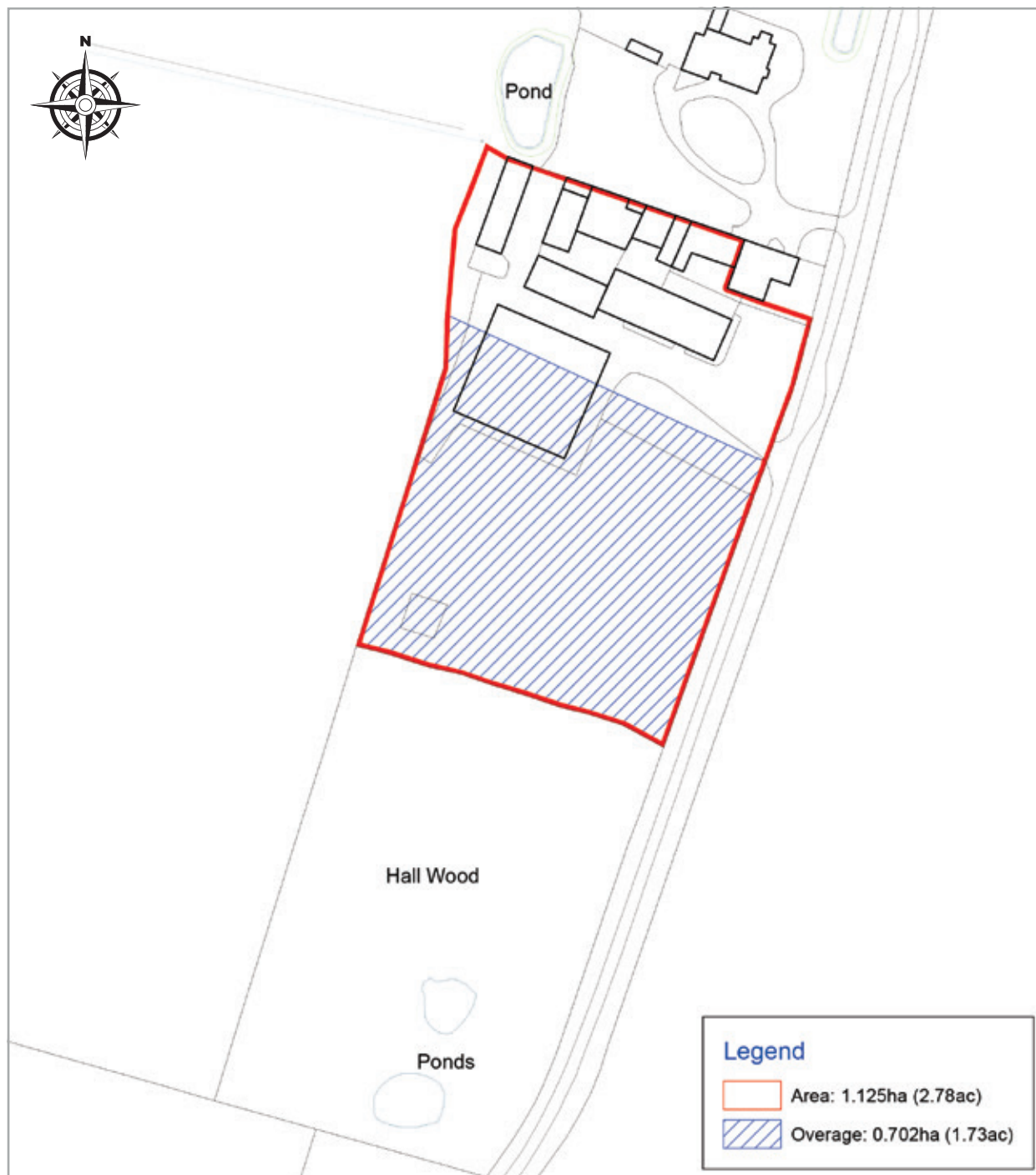
In accordance with the most recent Anti Money Laundering Legislation 2017, buyers will be required to provide proof of identity and address to the Selling Agent once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

Address

Kirk Hall Farm, Rockland All Saints, Attleborough, NR17 1XN.

what3words

///notices.perfumed.admiral





Important Note: Landbridge wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. These particulars do not form part of any offer or contract and should not be relied upon as statements of representative of fact. Landbridge has no authority to make or give in writing, or verbally, any representation or warranties in relation to the property. They assume no responsibility for any statement that may be made in these particulars. Any areas, measurements or distances are approximate. The text, photographs and plans are for general guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Landbridge have not tested any services, equipment or facilities. In the interest of health and safety, please ensure that you take due care when inspecting the property.

Whilst we endeavour to make our particulars accurate and reliable, if there is any point that is of particular importance to you please make contact and we will be pleased to check the information, especially if you are travelling some distance to make an inspection.

Registered head office is Rivers Court, High Street, Sproughton, Ipswich, Suffolk IP8 3AP.


LANDBRIDGE
CHARTERED SURVEYORS | PROPERTY ADVISERS
Rivers Court, High Street, Sproughton, Ipswich IP8 3AP
T. 01473 461203 www.landbridge.co.uk