



Two Building Plots at Rookery Farm Barn

Brick Kiln Road, Trunch, North Walsham, Norfolk NR28 0PY

BROWN & CO



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In an attractive setting this site is being offered with the benefit of planning permission for two detached dwellings.

GUIDE PRICE - Available as a Whole at £500,000 or £250,000 Per Plot



DESCRIPTION

Rookery Farm Barn enjoys a picturesque rural setting. With planning permission already granted, this property is ideal for those looking to create two stunning homes in the design of traditional barns. The existing agricultural building is approved for demolition, making way for a two-storey detached house and a single-storey bungalow, each designed to blend seamlessly with the natural landscape.

The two new homes will be styled to reflect traditional barn designs, bringing modern living into the heart of the countryside. Offering a unique opportunity to create two high-quality residences in a peaceful rural location, with the original barn measuring approximately 720 square metres GIA (stms). The whole site measures approximately 2,070 square meters (stms) plus the access road.

Please note that additional land will be available by separate negotiation.

LOCATION

Trunch is located in North East Norfolk, surrounded by countryside and within easy reach of some of Norfolk's finest beaches. St Botolph's church, The Crown public house, village hall and social club. There is a wider range of shops and amenities in North

Walsham where there is also a rail service providing links to Norwich, Cromer, Sheringham and Wroxham. The North Norfolk coast is renowned for its sandy beaches, nature reserves and sailing facilities. There are golf courses in nearby Mundesley, Sheringham, Cromer and West Runton.

PLANNING

Detailed planning permission can be found on North Norfolk District Council planning portal under reference PF/24/0592.

North Norfolk District Council does not operate the CIL charging system.

DIRECTIONS

From North Walsham take the B1145 which is signposted to Mundesley. Follow this road for around 1.5 miles and turn left at the sign for Gimingham and Trunch. Proceed through Swafeld and on to Trunch. Upon reaching Trunch village continue on the main road past the church and turn right on the Gimingham Road immediately past the Social Club turn right into Brick Kiln Road, continue down this road where you will see a sign on the right hand side for Rookery Farm, continue down the private driveway which is part shared by a neighbouring property. The barn will be found at the end.

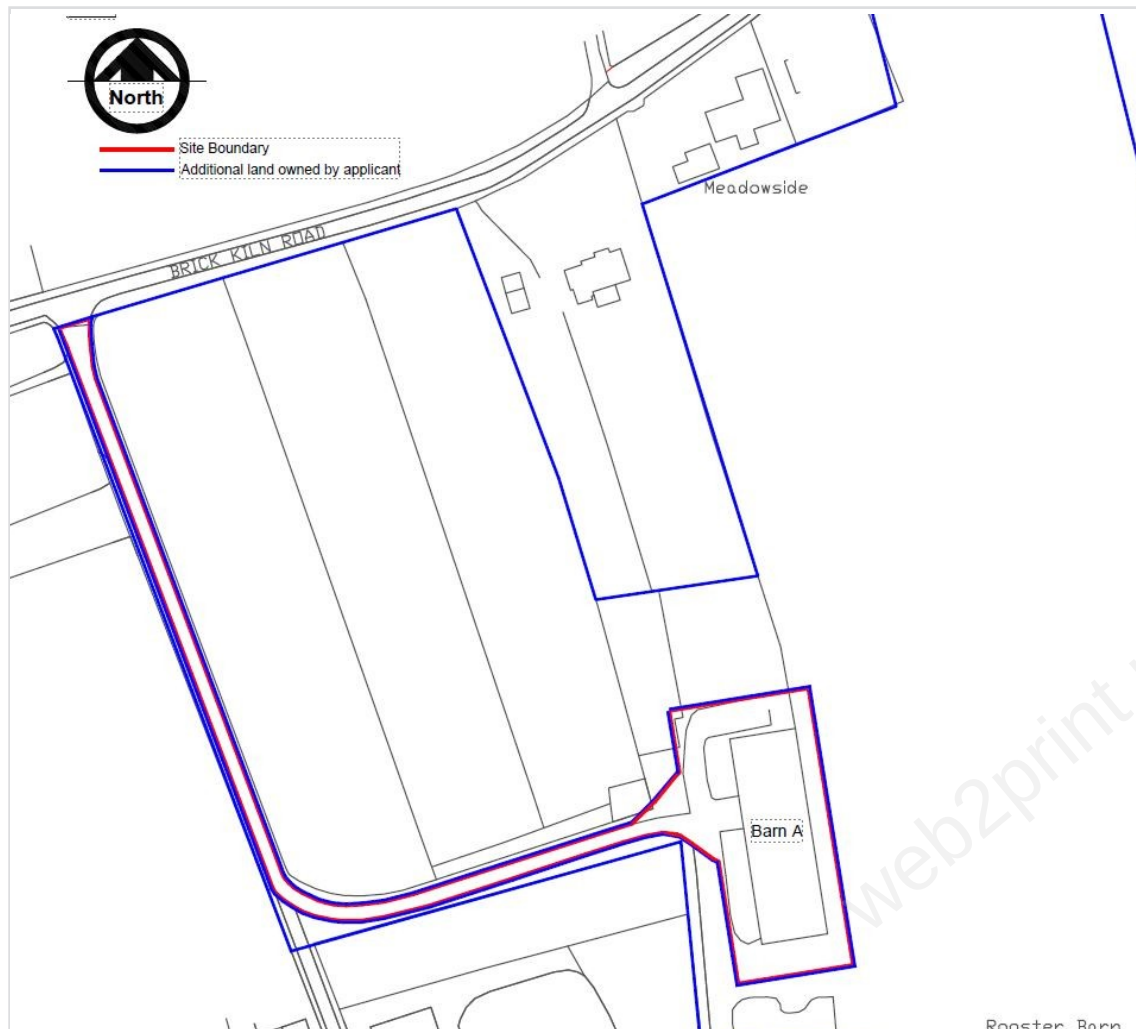
SERVICES

We understand from the vendor that there is 3 phase electricity and mains water available on site, but interested parties are to make their own enquiries with the relevant agencies regarding connection and availability.

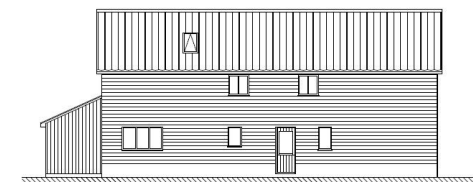
AGENTS NOTES

1. The building plots will retain ownership of the driveway with Ivy Farmhouse having right of way from the highway to their entrance.
2. There is additional land available subject to negotiation.
3. 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.
4. Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.
5. The existing agricultural building will be removed by the owner prior to completion.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



Proposed East Elevation - Barn A1



Proposed North Elevation - Barn A1



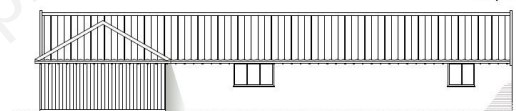
Proposed South Elevation - Barn A1



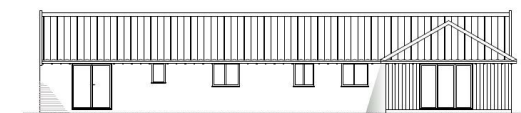
Proposed West Elevation - Barn A1



Proposed East Elevation - Barn A2



Proposed North Elevation - Barn A2



Proposed South Elevation - Barn A2



Proposed West Elevation - Barn A2

- Proposed Materials:
1. Roof - Traditional Norfolk panes - red/brown
 2. Windows - Aluminium, grey
 3. Double doors/Glazed panels, fully glazed - Aluminium, grey
 4. Brickwork - red
 5. Brickwork - red
 6. Vertical timber cladding, natural
 7. Vertical timber posts supporting roof, natural

IMPORTANT NOTICES

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