



Barn At Lodge Farm
Dunnings Lane
Pulham Market
Norfolk
IP21 4XJ

Guide Price £220,000





North Elevation



West Elevation



East Elevation



South Elevation

Barn for conversion in a picturesque rural location that represents a rare opportunity to create your ideal home in the peaceful Norfolk countryside.

Location

Colegate End is an area of unspoilt Norfolk countryside which lies just north of the ever popular villages of Pulham Market and Pulham St Mary. Whilst having this rural aspect the barn is not isolated having neighbouring properties in the hamlet and being only a mile north from both of the Pulham villages where there are various amenities including shops, public houses, schooling, doctors, and Pennoyers community centre which hosts a variety of events including film nights. The location of the barn offers farmland views and the lifestyle that comes with comes with living in rural Norfolk whilst combining with good connectivity as the A140 is a short drive away. This gives you access to the wider amenities in Diss (9 miles) with its mainline rail service to London Liverpool Street in 90 minutes and the fine Cathedral City of Norwich (15 miles). The market town of Harleston (5 miles) is also close by and easily accessed.





The Property

The agricultural barn at Lodge Farm has been given permission to convert into a residential dwelling under Class Q permitted development. This means the conversion must retain the general size and aesthetic of the agricultural building before it. If done well, these conversions can create truly special family homes. The barn is being bought to market individually to allow the purchasers an opportunity to build their ideal home. The current consent grants the conversion of the barn into a substantial 4 bed, detached dwelling on a single storey.

The proposed conversion allows approximately 167.5 sqm (1,800 sqft) of living space which includes four bedrooms along with an open plan kitchen dining room and a separate living room.

Outside

The Barn will be sold in the ground which it immediately sits in which includes the adjoining meadow, this totals just over 0.8 acres (0.32ha) and is outlined by the red line plan. The farmland to the south of the barn is owned by the same vendor and part of which can be included within the sale of the barn for an additional sum. The area of land which the landowner will consider selling measures just over 1.4 acres (0.57ha) subject to measured survey and is outlined in yellow on the boundary plan. In total, there is 2.2 acres (0.89ha) available as part of the purchase.

Planning

Full planning consent has been granted under a Class Q application by South Norfolk Council on 8th February 2022 under planning

reference 2021/2739 for the conversion of the existing barn into a residential dwelling. It is worth noting that the development of the barn must be completed within three years from the date of the permission.

Community Infrastructure Levy (CIL)

South Norfolk Council have adopted CIL and any purchaser will have to make their own enquiries into whether they qualify for an exemption under this charge.

Services

Mains water and electricity is available nearby. Private drainage will need to be included within the conversion. Purchasers should make their own enquiries relating to the availability of services.

Directions

From Diss head north on the A140 heading towards Norwich. Upon passing Cherry Lane Garden Centre, take the next right hand turn onto Stony Lane. Follow this road for approximately half a mile where you will come to the Dunning Lane junction. The barn can be viewed by turning down the lane and it will be the first access on the left hand side.

Viewing

Strictly by appointment with TW Gaze.

Freehold

Ref: 2/18974/CJC

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