



Barn at High London Farm  
Old Buckenham  
Norfolk  
NR17 1PW

Guide Price £400,000



## Location

The barn is set well back from the road between the villages of New and Old Buckenham with farmland and wood land views. The villages have a basic range of facilities and there is easy access to the towns of Attleborough and Wymondham which have rail stations on the Norwich to Cambridge line (connections to London Kings Cross) and from Diss (10 miles) there is a direct route rail route to London Liverpool Street in just 90 minutes. This is a location which is both rural and within easy reach of the wider world.

## Planning

Outline planning consent has been passed by Breckland Council under planning reference 3PL/2020/1356/O dated 14 September 2021 for the conversion of the barn to a residential dwelling. The main barn is around 16m x 4.9m and there are various single storey lean-tos. Depending on how the barn is converted, it is likely to be able to provide between 200m<sup>2</sup> and 250m<sup>2</sup> of living space.

## The Grounds

The barn is set in 1.319ha (3.18ac).

## Access

The current access is shown as being shared at the foot of the drive and then a new access put in along the edge of the field. The current owner will provide the necessary visibility rights over retain land and may be willing to provide additional land so that an entirely separate access for the barn can be created.

## Directions

WhatThreeWords:///flank.dragons.downs

## Viewing

Strictly by appointment. There is livestock on site.

## Tenure

Freehold.



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