



**CHAPMAN**  
CHARTERED SURVEYORS

**CHURCH FARM, CHURCH ROAD, NORTH LOPHAM, DISS IP22 2LP**  
0.630 Ha / 1.558 acres (STS)



**DEVELOPMENT SITE WITH OUTLINE PP FOR 15 DWELLINGS (6 A.H.)**

Ref: 181126

T. 01379 687645

CONTACT@CHAPMANSURVEYORS.CO.UK

WWW.CHAPMANSURVEYORS.CO.UK



**RICS**

Regulated by RICS

# FOR SALE

## Development site, pp for 15 dwellings

**0.630 Ha / 1.558 acres (STS)**

### LOCATION

North Lopham is a popular village in Breckland district, located approximately six miles west of Diss, 11 miles east of Thetford and 25 miles south-west of Norwich. It has good local services and amenities including a small village shop and Post Office, a primary school (rated 'Good' by Ofsted in July 2017) and The Kings Head PH. There is a mainline railway station at Diss serving Norwich, Ipswich and London Liverpool Street.

### DESCRIPTION

Church Farm is located on the edge of the village with unspoilt views over open countryside to the east, south and west. Formerly used for agricultural purposes, it has now been cleared ready for development.

### SITE AREA (STS)

0.630 Ha / 1.558 acres

### PLANNING

Breckland Council have granted outline planning permission for the demolition of the existing agricultural buildings and the erection of 15 new dwellings, together with a re-positioned site access and a footway link to the village hall (planning reference 3PL/2017/0948/O):

<http://planning.breckland.gov.uk/OcellaWeb/showDocuments?reference=3PL/2017/0948/O&module=pl>

Full planning permission for demolition of the two agricultural buildings (part retrospective) has been granted (planning reference 3PL/2019/0554/F):

<http://planning.breckland.gov.uk/OcellaWeb/showDocuments?reference=3PL/2019/0554/F&module=pl>

Conditions 2 and 8 were varied to allow demolition of the agricultural buildings. A valid application for approval of

Reserved Matters must be made no later than 15 April 2021 (planning reference 3PL/2019/0608/VAR):

<http://planning.breckland.gov.uk/OcellaWeb/showDocuments?reference=3PL/2019/0608/VAR&module=pl>

### AFFORDABLE HOUSING

Six Affordable Housing units must be provided (type to be confirmed at Reserved Matters stage).

### PLANNING OBLIGATIONS

The developer is required to provide a footpath from the site to the Village Hall over land owned by the vendor. No CIL or S106 payments.

### SITE CLEARANCE / CONTAMINATION

The buildings have been demolished and the site has been cleared and cleaned by Anglian Demolition Ltd, including removal of all asbestos.

### RESTRICTIVE COVENANT

The site is sold subject to a restrictive covenant limiting development to no more than 15 dwellings.

### SERVICES

Mains water, electricity (three phase) and foul drainage are available. UKPN have provided an estimate for diverting the underground electricity cable which passes across the middle of the site (details available on request).

### CONDITIONS OF SALE

Offers are sought subject to contract only.

### GUIDE PRICE

£750,000+VAT

### VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing, please contact Chapman Chartered Surveyors:

Contact: Oliver Chapman

Tel: 01379 687645

Email: [o.chapman@chapmansurveyors.co.uk](mailto:o.chapman@chapmansurveyors.co.uk)

AGENCY

MANAGEMENT

PLANNING

PROFESSIONAL

VALUATION

Chapman Chartered Surveyors for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice that: (1) they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property; (2) any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom; (3) the property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof; (4) no liability can be accepted for any misstatement, omission or errors in these particulars; and (5) these particulars do not constitute an offer or contract or any part thereof.