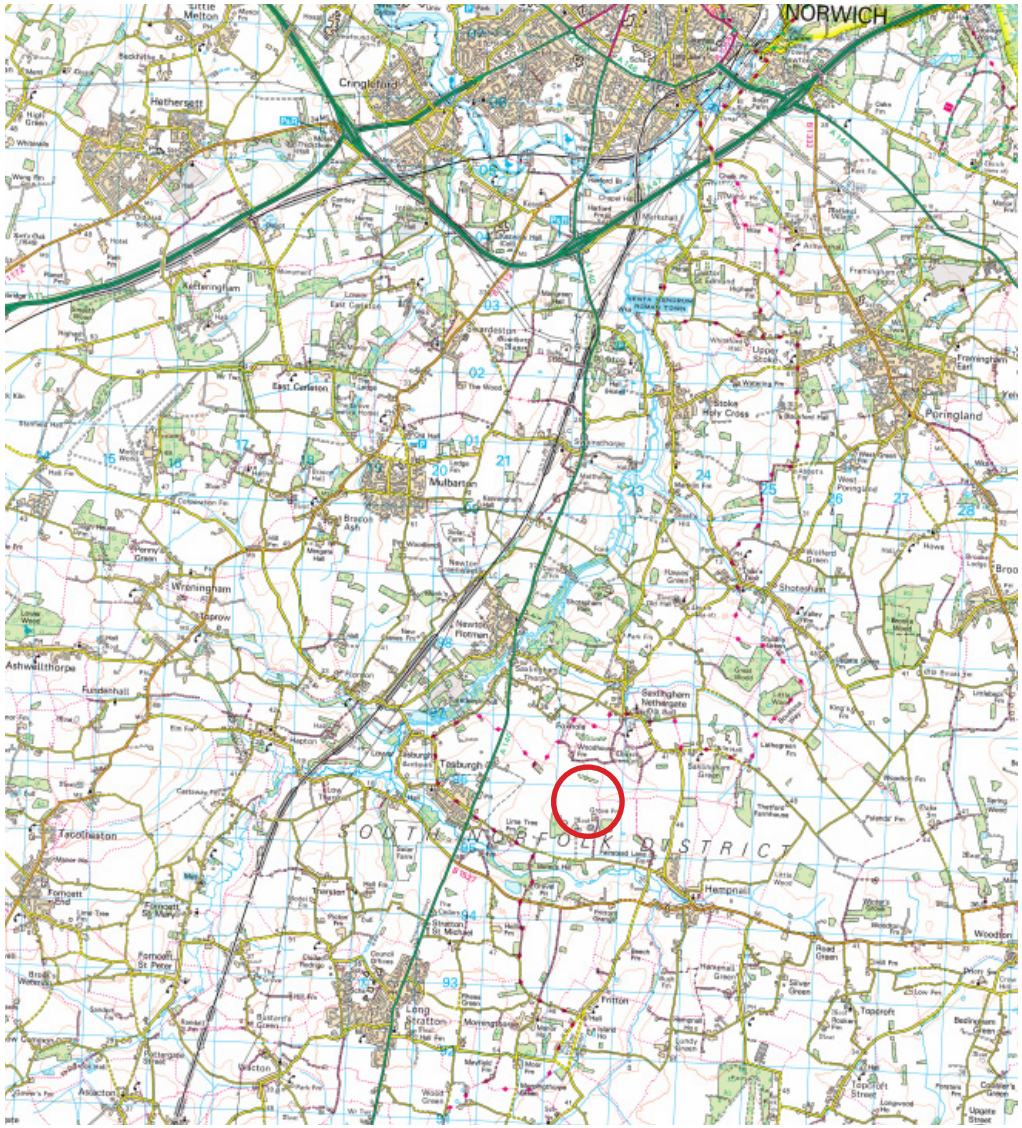
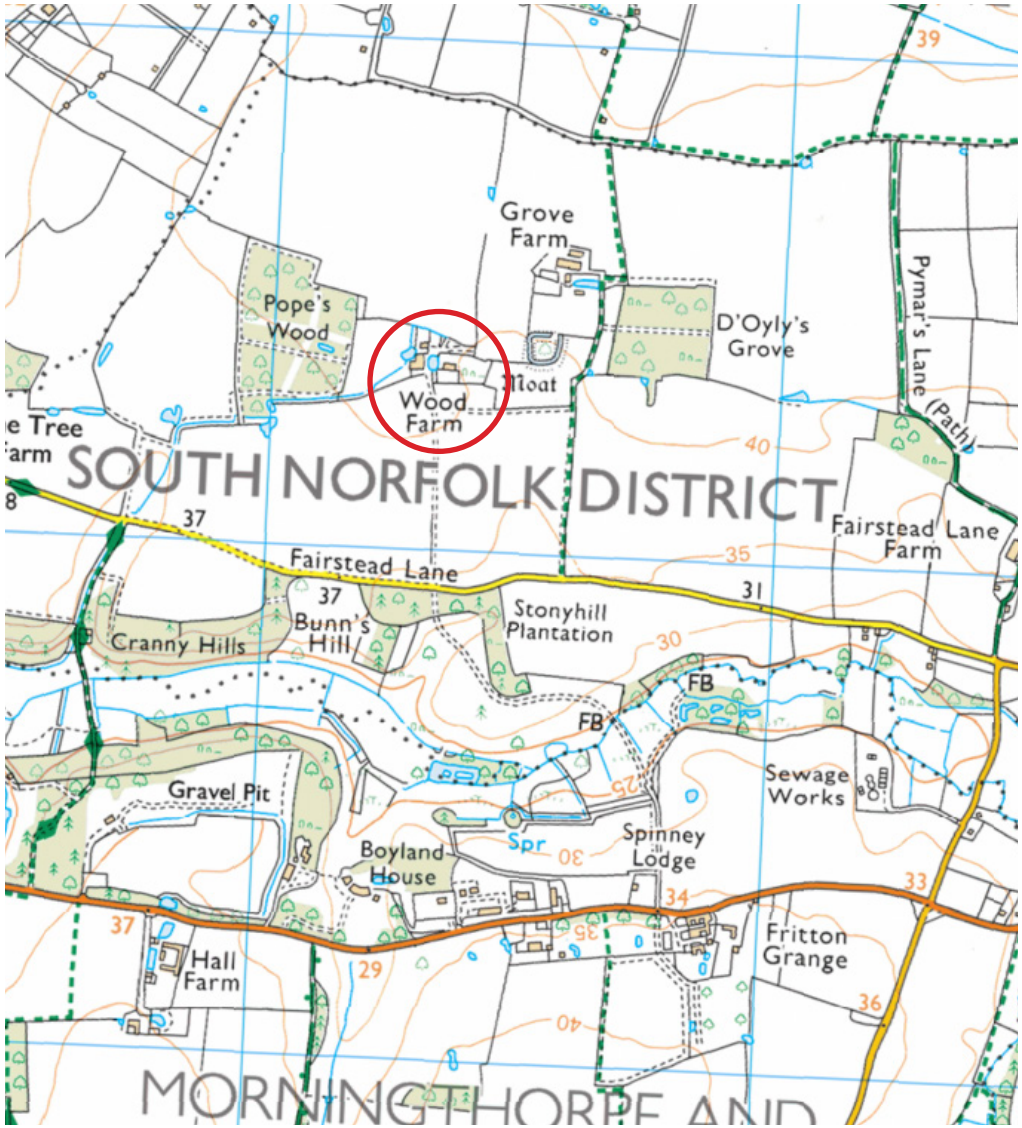
# WOOD FARM, HEMPNALL, NORWICH, NORFOLK

# LOCATION PLANS



VENDORS' AGENT

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E: nell.dickson@sworders.com

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# RESIDENTIAL DEVELOPMENT OPPORTUNITY, WOOD FARM, NORWICH, NORFOLK

The sale of Wood Farm offers a most unique opportunity to purchase a traditional 18th century farmhouse in need of extensive renovation, along with a traditional red brick barn benefitting from full planning permission to be converted into a five-bedroom residential dwelling. There is also a steel portal framed building benefitting from Class Q Prior Approval to be converted into a four-bedroom dwelling. The property sits in an elevated and secluded location, accessed via a private drive just 15 minutes south of the city of Norwich.

- Large traditional farmhouse for renovation.
- Traditional range of barns benefitting from full planning permission to be converted into a substantial five-bedroom dwelling.
- Utilitarian barn benefiting from Class Q Prior Approval to be converted into a four-bedroom dwelling.
- Available as a whole or in three lots.
- Further land available by negotiation.
- Approximately 8 miles to Norwich and 10 miles to Wymondham.

OFFERED AS A WHOLE OR IN UP TO THREE LOTS

VIEWING STRICTLY BY PRIOR APPOINTMENT ONLY WITH THE VENDOR'S AGENT

# LOT ONE - WOOD FARM FARMHOUSE

LOT ONE - WOOD FARM FARMHOUSE
Wood Farm Farmhouse is believed to date back to circa 1748 and is situated approximately 500 metres down a private driveway in an elevated yet private location, surrounded by unspoilt countryside views. The farmhouse is built of red brick under a steep black glazed pantile roof with parapeted gable ends and two ornate chimney stacks. The property is two storeys and is in need of full renovation. The property consists of:

GROUND FLOOR

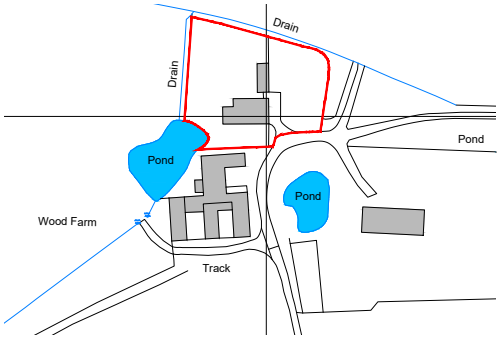
Side entrance leading to:
LOBBY
(3.2m x 2.0m) A light and spacious entrance leading into
W/C
(1.3m x 3.3m) Comprising toilet and basin.
KITCHEN
(4.9m x 4.1m) Still boasting many original features and view facing south towards the valley.
UTILITY/PANTRY
(2.8m x 3.4m)
UTILITY
(3.35m x 2.80)
LIVING ROOM
(4.2m x 4.9m) With original built in cupboards and brick fireplace.
CENTRAL HALLWAY
(4.9m x 1.5m) South facing front door to the property.
DRAWING ROOM
(5m x 4.6m) Windows to south and west elevation, brick fireplace and built in cupboard space.
The property also benefits from a half cellar.

FIRST FLOOR

Stairs leading to a split level landing with doors off leading to:
BEDROOM 1
(4.90m x 3.0m) Large double bedroom with fireplace.
BEDROOM 2
(3.9m x 2.6m) Double bedroom.
BEDROOM 3
(3.90m x 2.80m) Double bedroom.
BEDROOM 4
(4.1m x 2.9m) Double bedroom with fireplace.
BATHROOM
(1.8m x 5m)
AIRING CUPBOARD
(3.3 x 1.5)

OUTSIDE

The rear garden is down to lawn and bordered by mature trees and hedging. There is also a range of single storey outbuildings. The plot extends to approximately 0.5 acres. There is the option to purchase additional land surrounding the property, subject to separate negotiation.



# LOT TWO - WOOD FARM BARN

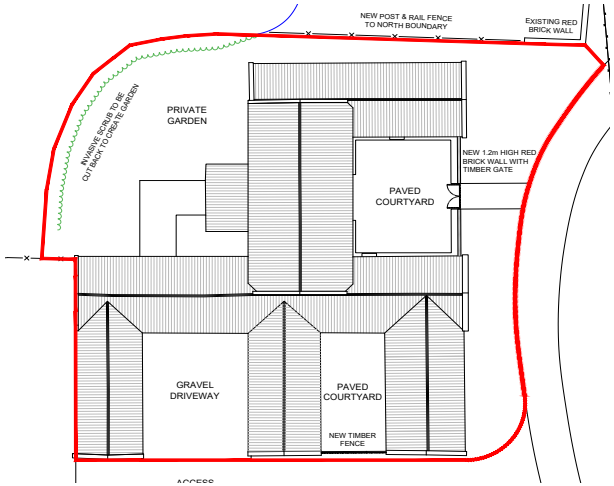
LOT TWO - WOOD FARM BARN
Sworders have successfully obtained full planning permission and listed building consent to convert the barn at Wood Farm into a substantial five-bedroom residential dwelling (planning reference 2020/1999). Planning was achieved on 5th February 2021.

The farm building is typical of mid to late 19th century agricultural buildings in Norfolk. The barn construction comprises of Norfolk clay pantiles on a timber subframe to solid Norfolk red brick walls laid in lime mortar.

The approved design has been carefully considered and developed very much with the historic and architectural integrity of the buildings at the fore of the design process. The proposed dwelling extends to 4,588 sqft of living space.

The floorplan provides the proposed dwelling with an open plan living space, providing a lounge, reception and dining area within the main threshing barn. The range on the northern side of the threshing barn will accommodate the kitchen with breakfast area leading to the utility room and boot room. The central and eastern range on the southern side of the threshing barn will provide space for five bedrooms, with the western range reserved for vehicle parking and domestic storage.

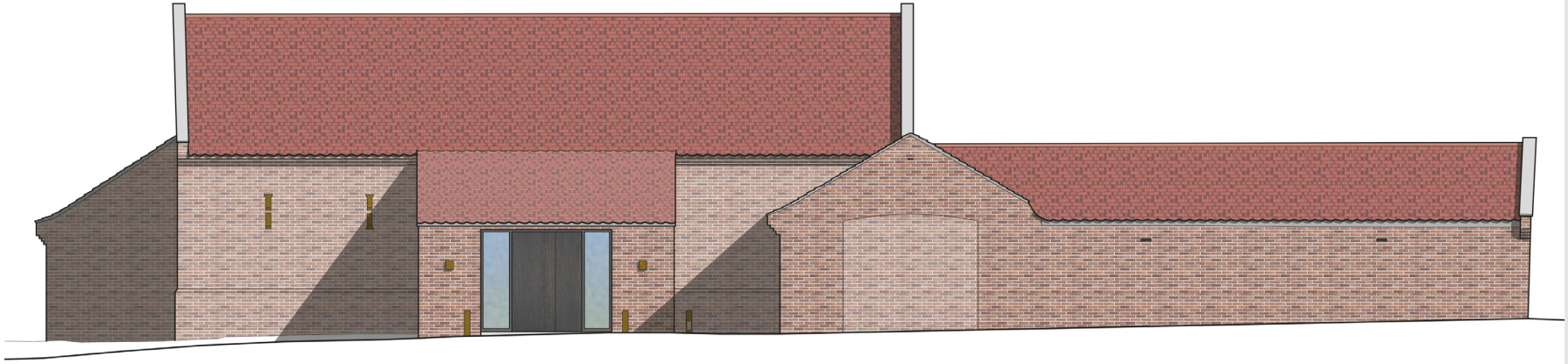
Amenity areas have been carefully and sensitively configured within three existing courtyard areas. A generous garden area is provided to the rear (western side) of the threshing barn. There is the option to purchase additional land surrounding the property, subject to separate negotiation.




PROPOSED SITE PLAN

PROPOSED GROUND FLOOR PLAN

PROPOSED EAST ELEVATION



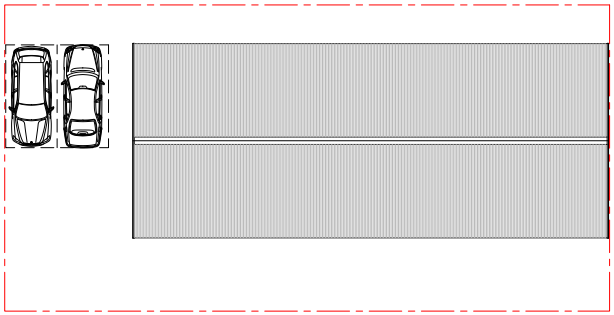
PROPOSED WEST ELEVATION

# LOT THREE - STEEL PORTAL FRAMED BARN

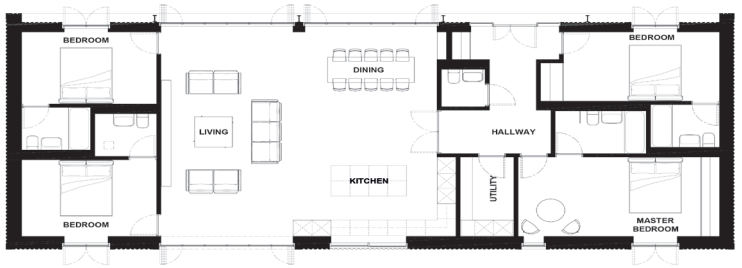
LOT THREE - STEEL PORTAL FRAME BARN
The barn comprises a modern steel framed agricultural building clad with cement sheeting and low level concrete block walls. The roof is dual pitched, spanning north/south, with open bays to the north elevation. The concrete block walls are 215mm thick blocks laid flat extending to a height of approximately 1.6m above floor level. The ground floor comprises an earth surface.

This building now benefits from Prior Approval under the Class Q provisions to be converted into a four-bedroom residential dwelling (planning reference 2020/2025).

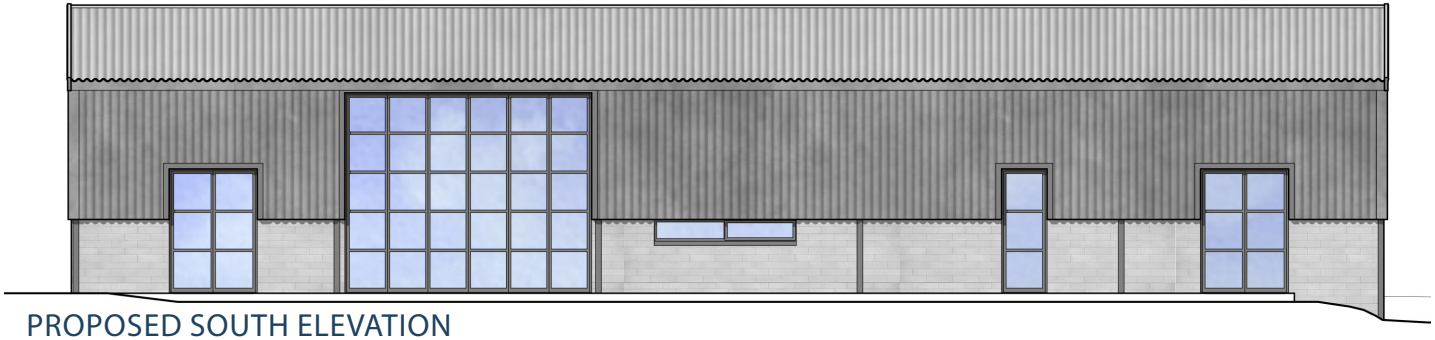
The proposed conversion of the barn will provide accommodation at ground floor level only, extending to approximately 2,357 sqft, with the main front entrance accessing a hallway leading to two en-suite bedrooms, a WC and utility room. The hallway leads to the main open living space with lounge, kitchen and dining area, beyond which are a further two en-suite bedrooms. There is the option to purchase additional land with the property, subject to separate negotiation.



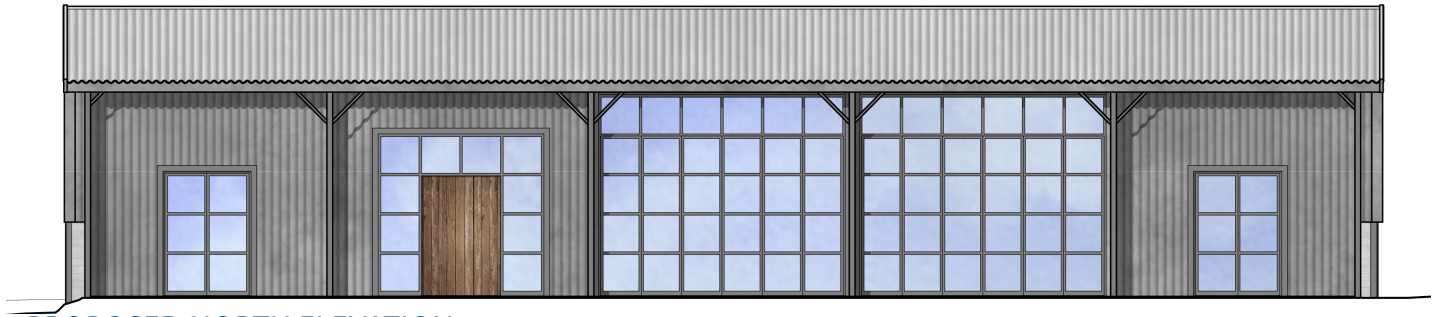
PROPOSED SITE PLAN




PROPOSED GROUND FLOOR PLAN



PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION

LOCATION
Wood Farm is located to the north east of the village of Hempnall. Hempnall lies to the south of Norwich on the B1527 close by to the neighbouring villages of Tasburgh and Saxlingham Nethergate. The village offers amenities including schooling, convenience store, butchers, village hall, doctor's surgery and public house. There is ease of access to the A11, A47 and A140.

The Cathedral City of Norwich is located 8 miles to the north and offers an extensive range of facilities and amenities including a vast selection of shops, restaurants, bars, leisure and entertainment as well as excellent state and private schools. Norwich offers direct rail services to London Liverpool Street (approximately 1 hour 44 minutes). Norwich International Airport offers a range of UK flights and an increasing number of European flights.

ACCESS
Access to the property is available down a private driveway which is to be reinstated as part of the redevelopment of Wood Farm. The vendors will retain ownership of the driveway and the necessary rights of access will be granted.

SERVICES
Mains electricity is available on site. The site is currently without a water supply. The purchaser is to make their own enquiries regarding service connections and capacity.

TENURE & OCCUPATION
The land is available freehold with vacant possession.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY
The land is offered subject to and with the benefit of all existing rights of way, wayleaves and easements, whether or not specifically referred to in these particulars.

CIL
South Norfolk District Council have adopted CIL. Please visit the council's website for rates.

BOUNDARIES
The purchaser will be deemed to have full knowledge of the boundaries and neither the vendors nor their Agent will be responsible for defining any other boundaries.

ADDITIONAL INFORMATION PACK
An additional information pack is available including copies of the floor plans and the full planning documentation. Please contact Sworders for access details.

GENERAL INFORMATION
South Norfolk District Council – 01508 533701
Norfolk County Council - 0344 800 8020

VIEWING
Strictly by prior appointment only with the vendor's Agent.
Kelvin Grimes or Nell Dickson.
T: 01328 854400

DIRECTIONS
From Norwich on the A47 Norwich City Bypass, take the A140 exit signposted Norwich, Ipswich and Diss. At the roundabout take the 5th exit onto A140 Ipswich Road, continuing southbound on the A140 for 5.4 miles. Upon entering Upper Tasburgh, turn left signposted Byway onto Fairstead Lane. Continue upon Fairstead Lane for approximately 1.3 miles, and the driveway for Wood Farm can be found on the left hand side.

From Diss proceed northbound on the A140 for approximately 10.2 miles, heading straight at all three roundabouts. Upon entering Upper Tasburgh, turn right signposted Byway onto Fairstead Lane. Continue upon Fairstead Lane for approximately 1.3 miles, and the driveway for Wood Farm can be found on the left hand side.

IMPORTANT NOTICE
Sworders for itself and the Owners of this property give notice that the particulars are a general outline only for the guidance of intending Purchasers and do not constitute an offer or contract.

All descriptions and any other details are given without responsibility and any intending Purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. Any measurements, areas or distances referred to herein are approximate only.

No employee of Sworders has any authority to make or give any representations or warranty whatever in relation to the property. No responsibility can be accepted for the expenses incurred by any intending Purchasers in this matter. All plans included are not to scale and are based upon the Ordnance Survey Map with the sanction of the Controller of H M Stationery Office for reference purposes only and are not to be relied upon in any contract. Crown Copyright Reserved. Unless specifically mentioned all fixtures and fittings are excluded from the sale.

Particulars prepared March 2021
Photographs taken in February 2020/2021

SWORDERS
Agricultural Commercial Residential

SURVEYORS | PLANNERS | ARCHITECTS

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