



The Cow Shed at Parsonage Farm | Spixworth | NR10 3

Price Guide £150,000

twgaze

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A traditional brink and flint barn set in approximately 2.97 acres

Planning permission (20031104) for conversion into holiday accommodation.

- Traditional brick and flint under tile construction
- Set in 2.97 acres
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## The Location

The property is located within the parish of Spixworth. Spixworth offers local amenities such as schools, shops and transport links to Norwich.

Norwich: 5 miles | Wroxham: 6 miles.





### The Property

Set in approximately 2.97 acres of land. The barn is brick and flint under tile construction benefitting from planning permission 2003/1104 for conversion into holiday accommodation. The vendor commenced this development for the conversion of the barn in July 2008 but since then no further work has progressed leaving this as an ideal project for someone to take forward either utilising the current planning consent or seeking to change this into residential use (subject to the necessary planning consent).

### Access

The site has access from a shared track off Buxton Road along the route shown brown.

### Overage

There is an Overage on the property so the vendor will benefit from 50% of any uplift in value for 20 years should the owner sell with or implement any planning permission for more than one residential dwelling on the site.

### Wayleaves, Easements and Rights of Way

The property is offered subject to and with the benefit of all Rights of Way, whether public or private, all wayleaves, easements and other rights whether specifically referred to herein or not. Overhead electricity lines with associated poles and stays cross through the land.

### Services

No services are connected.

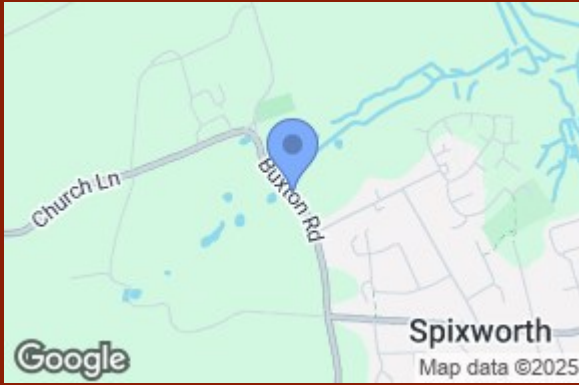
### Tenure

Freehold with vacant possession upon completion.

### Viewing

Strictly by appointment via Twgaze.

What3words: [///sweat.scales.shock](https://www.what3words.com/sweat.scales.shock)



33 Market Street  
Wymondham  
Norfolk  
NR18 0AJ  
01953 423 188  
info@twgaze.co.uk