



Building Plot close to the north Norfolk Coast and The Norfolk Broads
174.90 m² (1,883sqft)

Development

For Sale

**RARE DEVELOPMENT
OPPORTUNITY TO CREATE A
SPACIOUS, SINGLE-STOREY
FAMILY HOME**

**CLOSE TO THE NORTH
NORFOLK COAST AND THE
NORFOLK BROADS**

**FULL PLANNING PERMISSION
GRANTED**

MAINS SERVICES AVAILABLE

**SITE READY FOR IMMEDIATE
DEVELOPMENT**

**Seaglass Barns, Barn 5, Chequers Street, East
Ruston NR12 9JT**

An opportunity to acquire a building plot with approved planning permission, located close to the sought-after north Norfolk coast.

East Ruston is an attractive rural north Norfolk village, approximately 17 miles north-east of Norwich and 16 miles south-east of Cromer. East Ruston is a desirable village, a short distance from popular holiday destinations on the Norfolk coastline and Norfolk Broads.

The site is situated in an isolated rural location on the outskirts of East Ruston, accessed off Chequers Street.

Seaglass Barns comprise five former agricultural buildings that have been converted into self-contained residential units. Barn 5 remains unconverted, presenting an attractive self-build opportunity.

Note: Arnolds Keys for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessee should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.

Description

The property comprises a single barn extending to 0.04 hectares (0.1 acres), with shared access and the benefit of planning permission for the erection of a single-storey, three-bedroom detached dwelling.

The plot forms part of a wider development known as Seaglass Barns, comprising a further four converted residential dwellings.

The subject property is positioned separately from the main cluster and consists of a detached former agricultural barn with planning permission for residential conversion.

The site is connected to mains electricity and water, although meters have yet to be installed.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate gross internal floor area:

Description	M²	Sq Ft
Barn	174.90	1,883
Site Area	1.099 ac	0.04 ha

Terms

The freehold interest in the property is available for sale at **£155,000** exclusive.

Planning

Planning was approved in 2006 for the conversion of redundant agricultural buildings to 5 units of holiday accommodation and associated drainage and landscaping works.

Planning Reference: 01/20061650/PF

A variation to condition 1 of the non-material amendments to allow unrestricted residential occupation was granted in January 2024.

Reference: RV/24/0040

North Norfolk District Council
Council Offices
Holt Road
Cromer
NR27 9EN

Legal Costs

Each party to bear their own costs.

VAT

The property is currently not elected for VAT.

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys Commercial 01603 216825

Harry Downing

Tel: 01603 216806

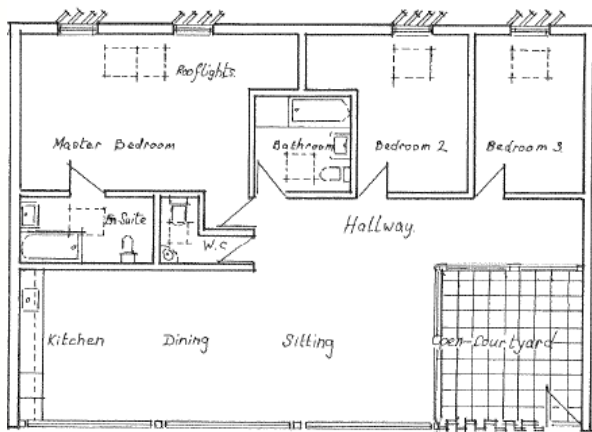
harry.downing@arnoldskeys.com

Sue Hall

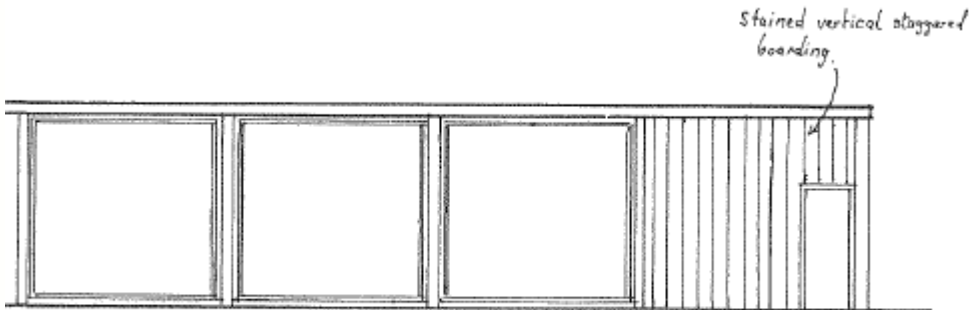
Tel: 01263 836929

sue.hall@arnoldskeys.com

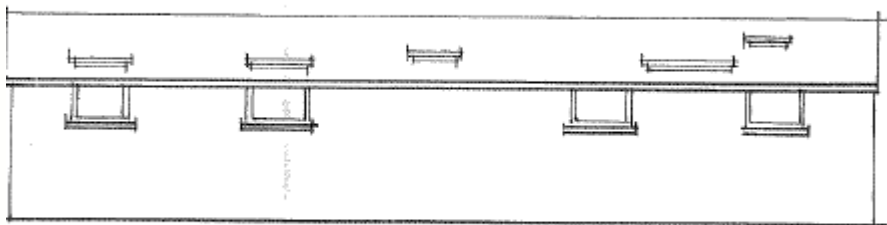
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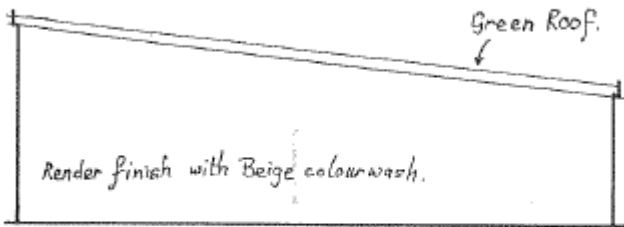
Plan of Detached Three Bedroomed Courtyard House



South Elevation.



North Elevation.



East Elevation.
(West Elevation is reverse).