

property details **approval form**

Bridge View, North East Riverbank, Potter Heigham, Great Yarmouth, Norfolk, NR29 5NE

Date: 10 June 2026

Property Ref and Version: NWS108742 - 0006

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£450,000

Tenure: Freehold

>> **key features**

- > Approx. 1.5 Acres
- > Homestead/Smallholding
- > Detached House and Park Homes
- > Steel Workshop
- > Mooring Plot (Rented)
- > Private Access
- > Mains Services
- > EPC Rating: Awaiting

>> **short description**

A rare land plot opportunity located in the scenic Broads area of Potter Heigham. Comprising of around 1.5 acres of residential and amenity land, a 4 bedroom house, a modern mobile home, secondary mobile home and large steel-framed workshop. Call us now to arrange a viewing!

>> **long description**

Are you looking for a homestead, smallholding or potential new home project? This is the opportunity for you! Located in Potter Heigham, alongside the River Thurne, this could be a 'dream come true' for many people looking for a quieter life, living on the Norfolk Broads. This beautiful site consists of a 4 bedroom detached house, a modern park home, secondary mobile home and a large steel workshop, set down a private track away from the main road. Mains electric and water services already exist. A private gate leads to the river and mooring plot (separate rental) and the main towpath, with a few minutes walk to the marina, shops, restaurants and the popular Lathams garden centre of Potter Heigham. Call our friendly team at Stalham to book a viewing for this 'once in a lifetime' property opportunity.

>> **directions**

Your William H Brown office: 52 High Street, Stalham, NORWICH, Norfolk, NR12 9AS

T 01692 581034 **E** stalham@williamhbrown.co.uk

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>> **Agent Note**

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>> **room description**

Detached House

4 Bedroom, detached, non-standard construction house. Can be renovated whilst living in mobile home on site or demolished and start again with your own vision. Structurally sound and plenty of potential to turn this traditional riverside property into a stunning family home.

Park Home

A modern and comfortable mobile home for full time living as the main residence. All the modern conveniences you'd expect from a top of the range park home. Includes a modern decked area for the summer months, and cosy and warm for those chilly winter nights.

Second Park Home

A secondary mobile home for 'on site' workers, has permission to remain on site until December 2026.

Steel-Framed Workshop

A recently installed steel-framed workshop measuring approximately 10m x 7.5m. Perfect for storage of vehicles and gardening equipment.

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>> **property images**



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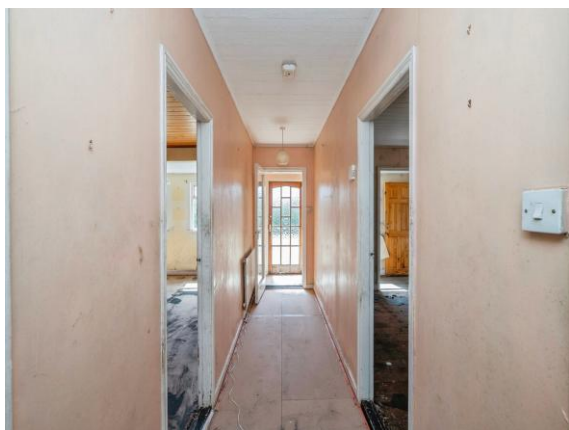
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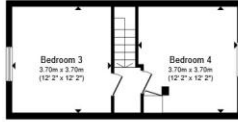
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>> floor plan



Ground Floor



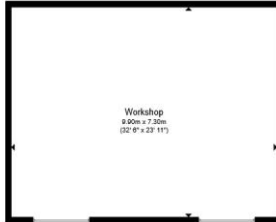
First Floor



Floor Plan



Floor Plan



Outbuilding

Total floor area 256.8 m² (2,765 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

Signature

Date

Josh Robinson		
Mr R.A. Schoeffler		

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