PARSONS
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# Plots at Wisteria Close, Dereham, NR20 3TD

## Guide Price £250,000 - £300,000



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A rare opportunity to acquire two individual residential building plots, originally purchased directly from Norfolk Homes in 1999, offering an exciting prospect for a self-builder, private purchaser or developer.

The plots formed part of the original development and benefited from planning permission under Breckland Council historical planning reference 3PL/1999/0562/F. The planning position has since been regularised through Breckland Council, with a Certificate of Lawfulness of Existing Use or Development (CLEUD) issued in 2026 under reference PL/2026/0646/CLEUD.

The attached plans and property designs have been provided as concept illustrations to demonstrate how the plots could potentially be developed. Breckland Council appears to no longer hold copies of the original detailed house designs associated with the historic permission; however, discussions with a former local planning professional have assisted in identifying the likely original designs and informing the concepts shown.

The designs provided should therefore be treated as illustrative only and not as approved plans. Any purchaser wishing to proceed with development should discuss their proposed final designs with Breckland Council and obtain any necessary planning approvals or confirmations before commencing works.

The opportunity is particularly appealing given the plots' position within an established residential setting, providing the potential to create two attractive detached family homes that complement the surrounding development.





GROUND FLOOR



1ST FLOOR

Services: Mains drainage and water connected.

Planning Information:

Historical Planning Reference: 3PL/1999/0562/F

2026 Certificate Reference: PL/2026/0646/CLEUD

All plans, drawings and AI-generated images are provided for illustrative/concept purposes only. Prospective purchasers must satisfy themselves regarding the planning position, approved development, design, access, services and all other requirements through their own enquiries with Breckland Council and relevant professional advisers.

**For further information and to arrange your viewing, please contact our friendly and professional staff.**

This land is being marketed by our Dereham office and the reference is AD0716.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.











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