



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.



Sandy Lane | Attleborough | NR17
 Guide Price £300,000





abbotFox Land & New Homes presents a unique self build/development opportunity to convert a substantial steel framed agricultural barn into a three bedroom residence enjoying approximately 1 acre of grounds (stms) and a substantial stable block with hardstanding.

Consent has been passed to provide the accommodation briefly described below.

Proposed accommodation comprises; large reception hall, open plan kitchen dining room flowing seamlessly into a large sitting room featuring bi folding doors out onto the grounds. There will be three bedrooms, the principle bedroom with an en suite as well as a separate family bathroom.

It is considered that the building is capable of accommodating an additional floor and, subject to planning permission it may be possible to extend.

The property sits in an idyllic countryside setting.

It is expected that we will receive a high level of interest advising interested parties to make early enquiries.