



Holmewood Barn Fairstead Lane, Hempnall
£180,000

Holmewood Barn Fairstead Lane

Hempnall, Norwich

An exciting opportunity to acquire a generous plot with previously approved planning permission for a substantial five-bedroom home extending to approximately 4,090 sqft (STM). While the original permission has now expired, the precedent is in place to support a future application, providing a sound starting point for your vision. Set in the rural surrounds of Hempnall, this is a well-placed opportunity to deliver a spacious, high-spec home in a village location where demand remains steady for quality countryside living. With groundwork already in place and scope for modern design, ensuite bedrooms, and generous living areas, the plot offers strong potential for personal use or future resale, subject to the right finish and planning. Opportunities like this are increasingly rare in this part of Norfolk.





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Location

Hempnall is a charming Norfolk village surrounded by open countryside, offering a peaceful setting for those looking to enjoy rural living with everyday convenience. The village itself provides a range of amenities, including a local shop, a welcoming pub, a community hall, and a historic church that adds character and reflects the area's heritage. There's a strong community spirit here, supported by regular events and gatherings. Nature lovers will appreciate the scenic walking trails and nearby green spaces, offering easy access to the Waveney Valley for birdwatching, countryside walks, and quiet exploration of the waterways. Hempnall is also well-placed for reaching the surrounding villages and towns of Long Stratton and Bungay, both of which offer further amenities and services just a short drive away. Norwich city centre is also within easy reach, offering rail links, shopping, and cultural attractions. With its blend of local charm, natural surroundings, and access to larger towns, Hempnall is a desirable location for families, retirees, and anyone seeking a slower pace of life.



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Set on a generous plot, the site includes a partially erected steel framework and laid foundations, representing a significant early-stage investment already in place. The existing structure offers clear build direction while allowing flexibility for modern layouts or upgraded specifications. Its rural setting brings a sense of privacy and space, with ample room to incorporate features such as multiple parking bays, detached garaging, or garden buildings. Landscaped gardens can also be created to suit individual preferences or buyer expectations. For developers or self-build investors, the prior planning history strengthens the case for reapplication and adds confidence to the site's development potential.

