



Dale Farm Great Heath Road, North Elmham

Dereham



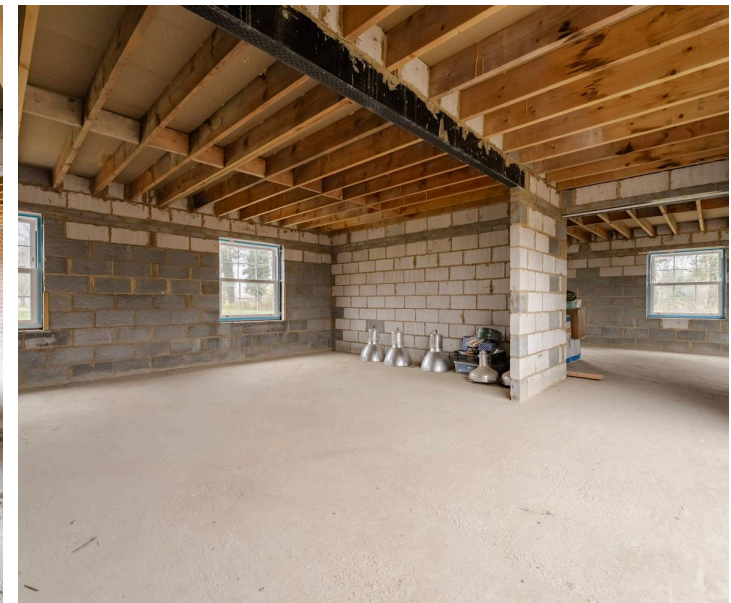
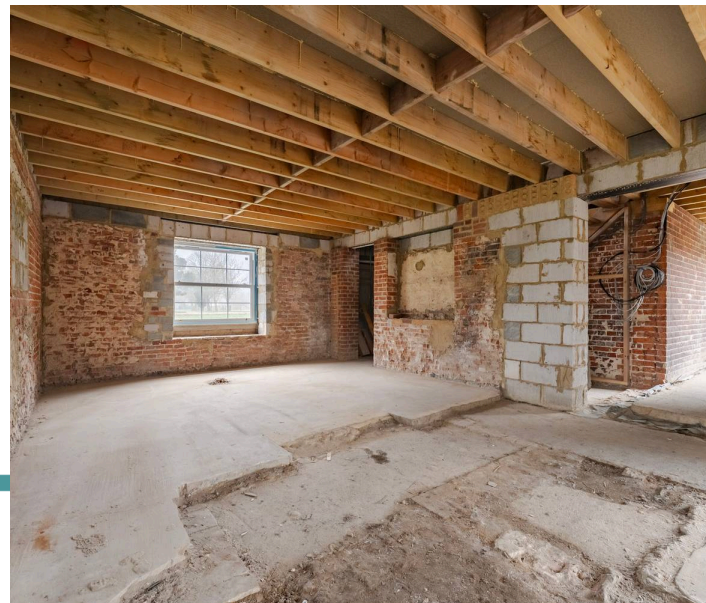
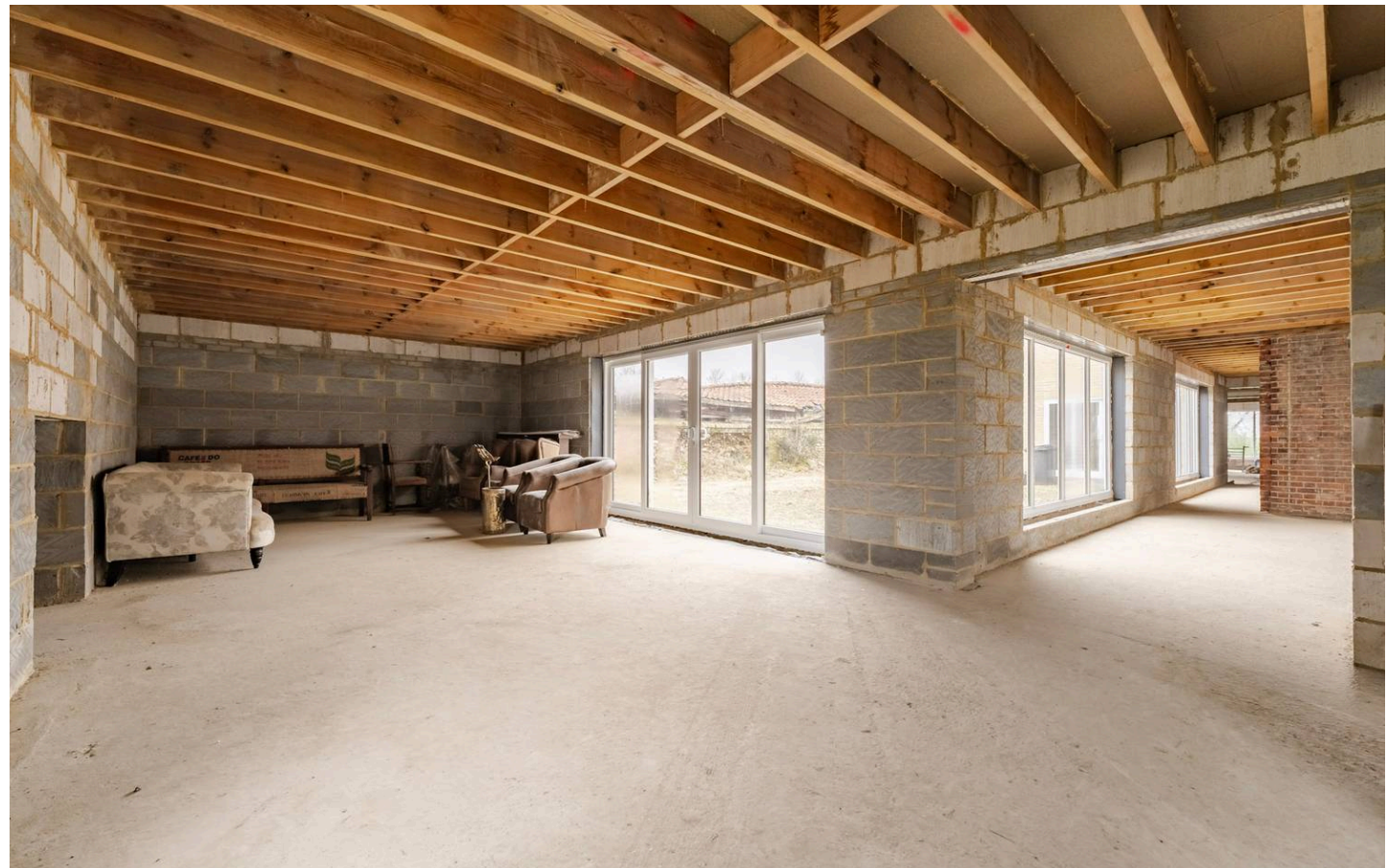
£800,000
Minors & Brady

Dale Farm Great Heath Road

North Elmham, Dereham

A rare opportunity to create something truly special, offering scale, privacy and exceptional development potential. Set within approximately 1.5 acres (stms) in the sought-after village of North Elmham, this unique property presents a blank canvas ready to be transformed. The existing structure has already been significantly extended and stripped back, allowing complete freedom to design and configure a bespoke home. A long private driveway, impressive setting and a collection of traditional barns only add to the sense of potential and opportunity. Ideal for developers, self-builders or those seeking a one-of-a-kind project, this is a property where vision can truly be brought to life.

- Approx. 1.5-acre plot (stms) offering excellent space and privacy
- Substantial dwelling extending to approx. 556m² overall footprint
- Significant extensions and redesign already undertaken
- Extended and stripped back to shell, ready for full internal completion
- PVC sash-style windows enhancing character and natural light
- Range of traditional brick barns and timber outbuildings included in the sale
- Exceptional opportunity for bespoke self-build or development project
- Flexible scope for multi-generational living or mixed-use potential (stpp)
- Peaceful North Elmham setting surrounded by open countryside
- Rare opportunity combining scale and long-term value potential





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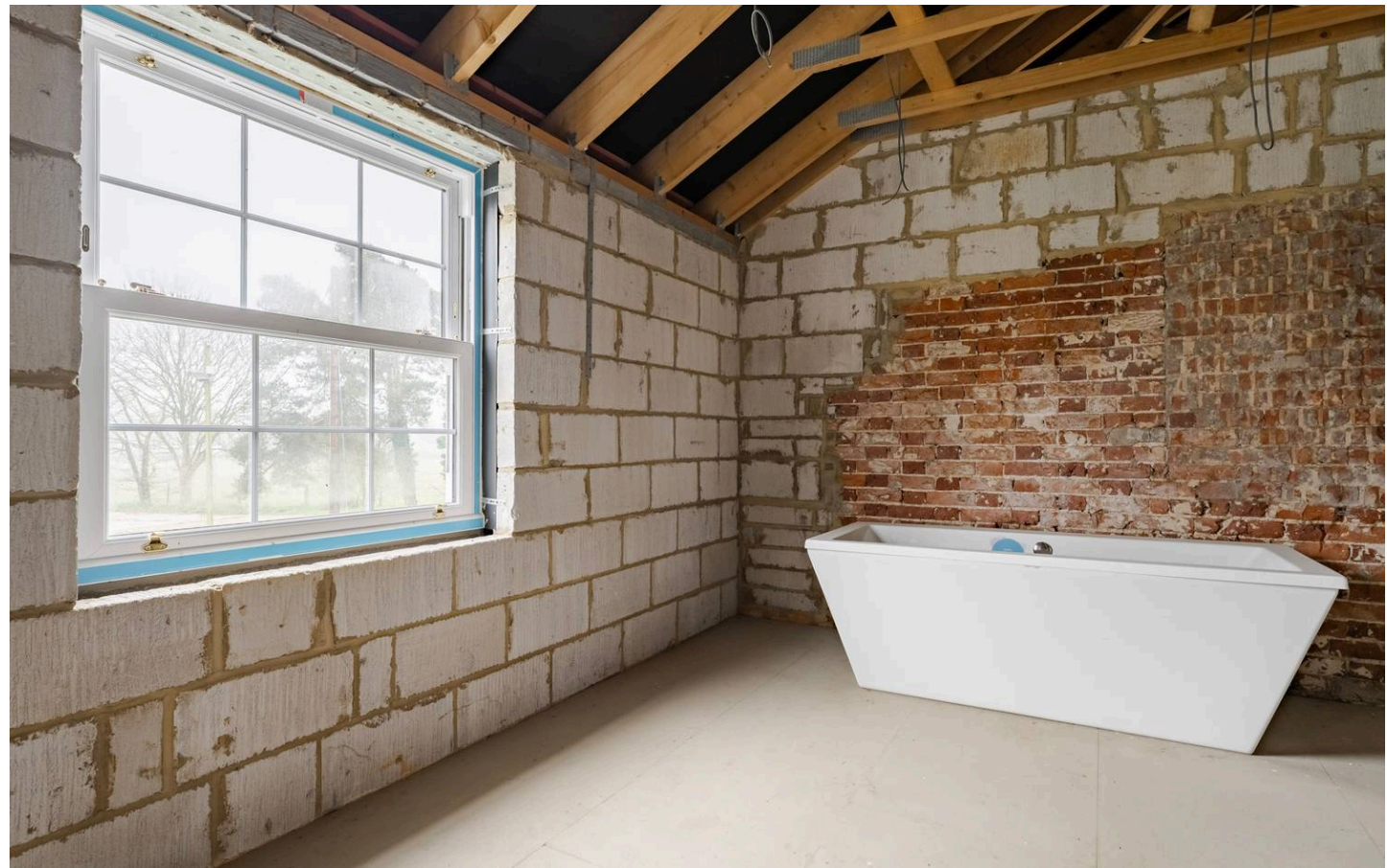
North Elmham, Dereham

The Location

Great Heath Road is ideally situated within the highly regarded village of North Elmham, Norfolk, offering a peaceful rural environment combined with excellent everyday convenience. The property is positioned just a short walk from the village centre, where a range of essential amenities can be found, including local shops, a post office, and a well-frequented village pub that serves as a social hub for the community.

Surrounded by open countryside and attractive rural landscapes, North Elmham is particularly well suited to those who value outdoor living, with numerous walking routes and green spaces easily accessible from the village. Despite its tranquil setting, the area benefits from strong transport connections, with the A47 providing straightforward access to nearby market towns such as Dereham and Fakenham, as well as onward routes to Norwich and the North Norfolk coast.

Properties along Great Heath Road are seldom available, reflecting the desirability of this established village-edge location. The village appeals to a wide range of buyers, offering reputable schooling, recreational facilities, and a close-knit yet welcoming community. This location provides an opportunity to enjoy village life in a setting that balances privacy, convenience, and long-term appeal.



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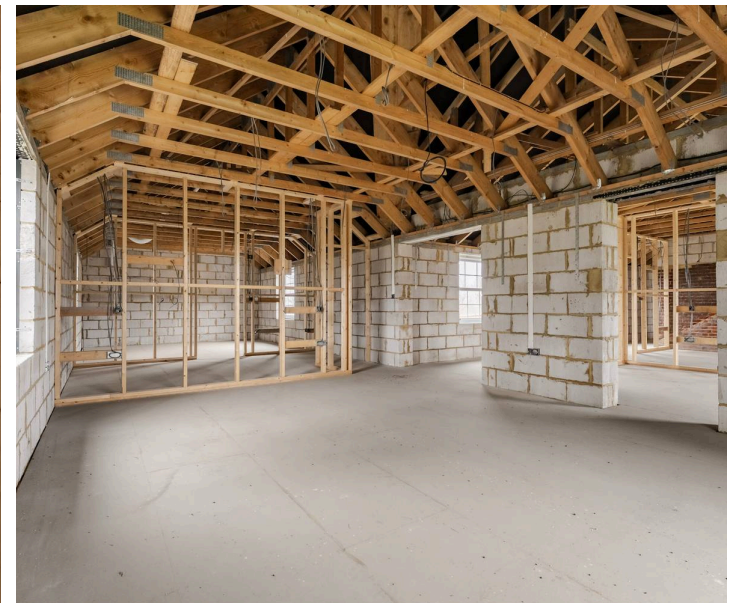
An exceptional opportunity to acquire a truly exciting and versatile property, offering immense potential for those looking to create a bespoke home or investment project. Set within a generous plot of approximately 1.5 acres (stms), the main residence and its collection of outbuildings present a rare chance to develop and design a substantial living space tailored entirely to individual tastes and requirements.

The property now offers an impressive overall footprint of around 556m², having been significantly extended from its original size of approximately 274m², highlighting both the scale already achieved and the flexibility now available.

The approach to the property is immediately impressive. A long, private driveway draws you in, creating a real sense of arrival and exclusivity from the outset. Ample parking is available, making the property well-suited for both residential living and potential multi-use purposes.

Externally, the home has a commanding presence, with its grand appearance enhanced by PVC sash-style windows across all aspects, allowing for an abundance of natural light while offering views across the surrounding grounds.

Internally, the property has undergone significant structural transformation, having been extended to approximately double its original size. It has been stripped back to its shell, providing a genuine blank canvas for the next owner.



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North Elmham, Dereham

While a rough layout exists, the space is ready to be reimagined and configured entirely to suit your vision, whether that be a substantial family home, a multi-generational living arrangement, or a creative development project.

The flexibility here is a key feature, allowing complete freedom over room layouts, finishes, and overall design. Planning history includes application 3PL/2018/1196/F, which was subsequently revised under 3PL/2019/0332/F, relating to the extensions and redesign already undertaken.

The large plot further enhances the appeal, complemented by a range of traditional brick barns and timber outbuildings, all included within the sale, offering additional scope for a variety of uses, subject to the necessary consents.

The property benefits from three traditional barns of varying construction, including brick, flint, and timber elements, with a combination of clay tile and corrugated roofing, along with an open-fronted cart lodge.

Barn 1 measures approximately 17.10m x 11.94m, Barn 2 approximately 16.55m x 3.53m, and Barn 3 approximately 14.71m x 4.56m, providing a clear sense of the scale and versatility on offer.



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Whether for storage, workspace, leisure facilities, or further development – with potential for conversion of some barns subject to permission – these structures add another layer of opportunity to an already compelling proposition.

This unique property is brought to market by the Land and New Homes department, highlighting its development potential and suitability for buyers seeking a project with scale, flexibility, and long-term value.

Agents Note

This property will be sold freehold.

Connected to mains water & electricity. Oil-fired heating (yet to be installed) and treatment plant for drainage.

Please be advised that the property will be sold to cash buyers only.

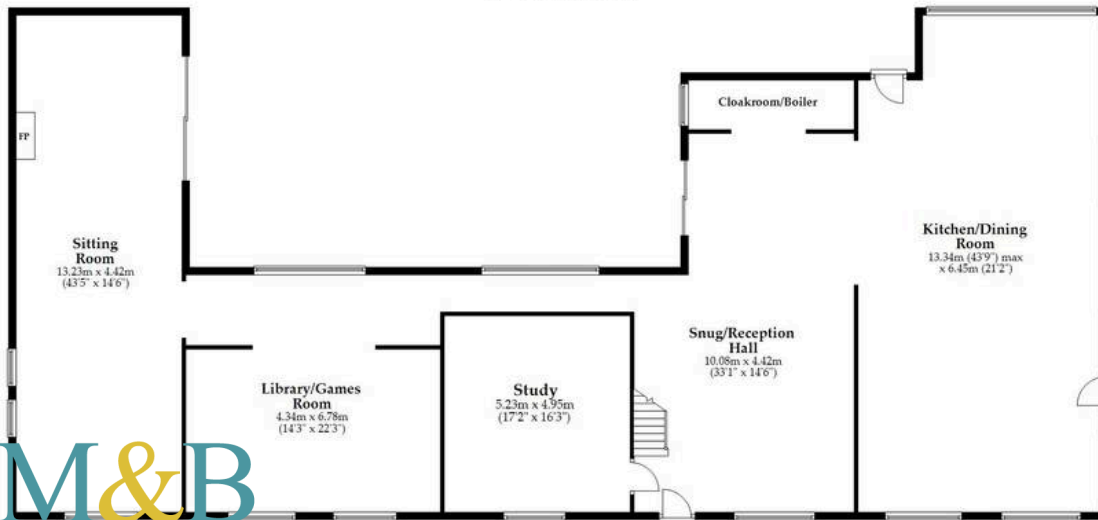


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Outbuildings & Stables
Approx. 167.5 sq. metres (1803.2 sq. feet)



Ground Floor
Approx. 353.1 sq. metres (4123.6 sq. feet)



First Floor
Approx. 177.0 sq. metres (1903.4 sq. feet)



Total area: approx. 727.6 sq. metres (7832.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanIt3D



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