



Church Farm Barn, Fleggburgh road, Rollesby

Minors & Brady



Church Farm Barn, Fleggburgh road

Rollesby

A rare chance to transform a historic Norfolk barn in an idyllic countryside setting. Set within approximately 0.75 acres (STMS), this unique development opportunity includes a Grade II listed red brick and tile barn, an eight-bay cart lodge and the footprint of a former barn, all enjoying open views across surrounding farmland. The site offers significant potential for renovation and reinstatement, subject to the necessary planning permissions and consents. Benefiting from a gated entrance, mains water and electricity availability, it provides a strong foundation for a future redevelopment project. Combining heritage, land and a desirable village location, this is an exciting opportunity for developers, builders and those seeking a distinctive rural conversion.

- Approximately 0.75 acres (STMS) with open countryside to front and rear
- Norfolk red brick and tile barn requiring renovation
- Potential to reinstate former barn and eight-bay cart lodge (STPP)
- Rare development opportunity in a sought-after Norfolk village setting
- Gated site enjoying privacy, space and attractive rural surroundings
- Eight-bay cart lodge remains offering further restoration potential (STPP)
- Former barn footprint with foundations already present on the site
- Mains water and electricity available, providing a useful starting point
- Ideal project for builders, developers and conversion specialists alike
- Close to the Norfolk Broads, coastline and village amenities nearby







Church Farm Barn, Fleggburgh road

Rollesby

Fleggburgh Road, Rollesby

Occupying an attractive rural position on the edge of the sought-after Broadland village of Rollesby, this rare development opportunity extends to approximately 0.75 acres (STMS) and enjoys outstanding views across open countryside to both the front and rear.

Offered with a gated entrance and a wealth of potential, the site presents an exciting prospect for builders, developers or those seeking to create a distinctive Norfolk home in a peaceful village setting.

At the heart of the site stands a Grade II listed Norfolk red brick and tile barn, a building rich in character and heritage that now requires comprehensive renovation. The barn offers the opportunity to restore and preserve an important piece of local architectural history, whilst creating a unique residence subject to the necessary consents and approvals.

In addition to the listed barn, the site includes the remains of an eight-bay cart lodge that has been affected by fire, together with the foundations of a former barn that previously occupied part of the site. Subject to obtaining the appropriate planning permissions and listed building consents where required, there is potential to reinstate these structures and maximise the site's full potential.



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The setting is a particular highlight. Surrounded by open farmland and enjoying a distinctly rural atmosphere, the property offers a wonderful sense of space and privacy whilst remaining within easy reach of local amenities and the wider Norfolk Broads. The combination of countryside views, substantial plot size and historic buildings creates a unique canvas for a sympathetic redevelopment project.

Practical infrastructure is already in place, with an electricity supply connected to the barn and water available to both the barn and former barn foundations. These existing services provide a useful starting point for future plans and development aspirations.

Development sites of this nature are becoming increasingly difficult to find, particularly those offering a blend of heritage, land and countryside surroundings. Whether restored as an impressive individual residence or developed in accordance with the relevant permissions, this represents an exceptional opportunity to unlock the potential of a highly individual Norfolk site within a desirable village location.

Agent's Note

This barn and land will be sold freehold, with mains water and electricity available for connection



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caister@minorsandbrady.co.uk



01493 806188



48 High Street, Caister-on-Sea, NR30 5EH

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