



## FRAMINGHAM HOUSE

58 Long Road, Framingham Earl, Norwich, Norfolk, NR14 7RZ

Guide Price £1,375,000

**BROWN & CO**

# FRAMINGHAM HOUSE

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**A Victorian house with annexe set in approaching 1.5 acres (STMS) and in need of some improvement and would be suitable as a super family home. Potential for development of the site, subject to planning consent being forthcoming.**

Good location about 6 miles from Norwich and close to the Norwich southern bypass.

## DESCRIPTION

The property includes the main house which dates back to Victorian times, together with the adjoining annexe, being set in approaching 1.5 acres of land with potential for a number of purposes, either as a family home or any buyer could seek to obtain planning consent for the site and demolish part or all of the existing property if required.

The house itself provides well arranged accommodation on three floors and is approached via the entrance hall at the side of the property with adjoining side hall, living room, dining room, drawing room, kitchen, breakfast room, snug and ancillary rooms on the ground floor, together with five bedrooms on the first floor and three bedrooms on the second floor.

The property requires renovation and improvement throughout and has been occupied as a family home for many years. If it is to be retained as a house it will lend itself well to a family; the rooms work extremely well, particularly on the ground floor, with three principal reception rooms all approached from the entrance hall, with kitchen at the side and ancillary rooms.

The principal bedrooms on the first floor are of a good size and the second floor bedrooms would be suitable for children or for other purposes and there is a store as well.



## THE ANNEXE

Located at the side of the property with accommodation on two floors and one bedroom, having an open plan feel with a courtyard to the rear. The annexe cannot be sold away separately and would be suitable for a housekeeper or for lettings purposes. It requires some improvement throughout but is an important adjunct to the main house. In the event that the site were to be developed (subject to planning) then the annexe would need to be demolished.

## THE LAND

The site is approached from Long Road with an in and out drive and the current arrangements allow for the grounds to surround the property, with some privacy and the whole will be of great interest to a wide variety of buyers looking to acquire a family home in a prominent position.

The gardens extend to the front and rear of the property with garaging adjoining the annexe.

## DEVELOPMENT POTENTIAL

The current property comprises a substantial house set in generous landscaped grounds. The attached annexe to the side of the house provides scope to let as a separate dwelling but may not be sold away from the main house. Framingham Earl (with Poringland) is identified in the Local Plan as a key service centre and as such is considered to be suitable in principle for housing growth, to include larger and smaller sites.

The property falls within the development boundary for Framingham Earl as defined in the Local Plan.

The Local Plan permits local housing within development boundaries, provided that the scale of development is appropriate and other general planning criteria are satisfied (eg respect for local character, residential amenity and safe access).

The development along this road and in the vicinity of no. 58 Long Road generally comprises large detached houses set in good sized plots amongst mature trees. This gives the area a distinctive spacious and verdant character and it is likely that if buyers were keen to obtain planning consent for development here then any development would need to be compatible with the existing development to retain the local character and amenity of the area.



There is certainly potential to divide the entire site up in a number of ways, subject to planning, to include demolition of the existing building, or it could be that buyers would want to retain the main house and provide an access to the rear. The vendors have not approached the local planning authority and no view has been obtained as to the suitability of the site for anything other than the existing use.

## SERVICES

We understand mains water, electricity, gas and drainage are connected to the property.

## LOCATION

Framingham Earl is located about 6 miles to the south of Norwich, within easy reach of the Norwich southern bypass and benefits from all the local shopping and transport facilities in Framingham Earl and Poringland.

## DIRECTIONS

From Norwich, proceed out of the city via the Trowse bypass and take the B1332 Bungay Road, continuing to the Railway Tavern in Framingham Earl. Take the second turning left onto Long Road and continue past Spur Lane on the left. The property will then be seen on the right hand side.

## AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

**VIEWING** Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

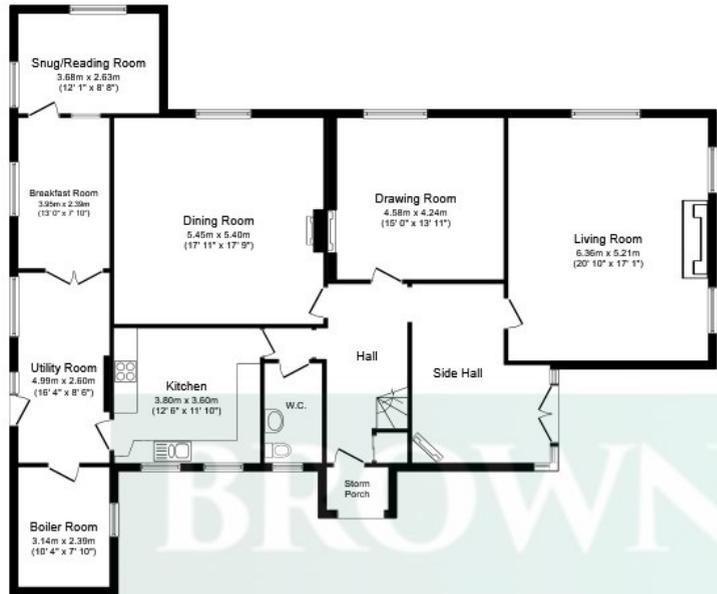


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E		
(21-38)	F	37	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

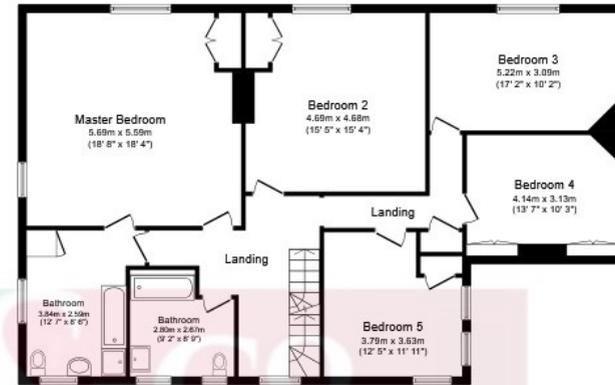


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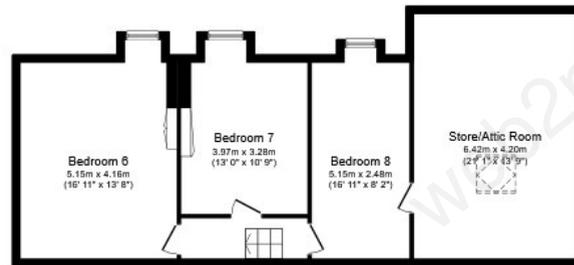
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**Ground Floor**



**First Floor**



**Second Floor**

**Total floor area 387.0 sq.m. (4,166 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings or orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced by Brown & Co Powered by [www.focalagent.com](http://www.focalagent.com)

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