



BUILDING PLOT, WOODLANDS ROAD, HORNING  
OFFERS OVER £700,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS















# BUILDING PLOT, WOODLANDS ROAD, HORNING, NORFOLK NR12 8JR

- Unique riverside building plot
- Breathtaking panoramic views
- Planning consent for a single storey timber riverside residence
- Recently replaced quay heading
- Cleared and levelled site
- Sought after location on the outskirts of Horning, close to Black Horse Broad
- Off road parking for multiple vehicles

A breathtaking location providing a unique opportunity!

This substantial building plot has already been cleared, levelled and has newly fitted quay heading, enabling development to begin immediately.

Set on the River Bure on the outskirts of Horning, arguably the Broads most sought after village, with stunning uninterrupted panoramic views out over the main river and the open marshland beyond.

The plot measures approximately 100ft x 100ft with a generous mooring dock measuring approximately 55ft x 24ft. It is surrounded by water on all four sides and accessed via a substantial footbridge.

The site includes a significant parking area providing private and off road parking for multiple vehicles. Also included is a section of hard surfaced private roadway.

Planning permission has been obtained for the construction of a single storey timber riverside residence and full details can be accessed via the Broads Authority Planning Portal quoting reference BA/2024/O243/FUL.

The site occupies a private and tranquil location set well way from main roads, enjoying breathtaking views, set in between The Swan Public House, the sailing club and Black Horse Broad.

Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

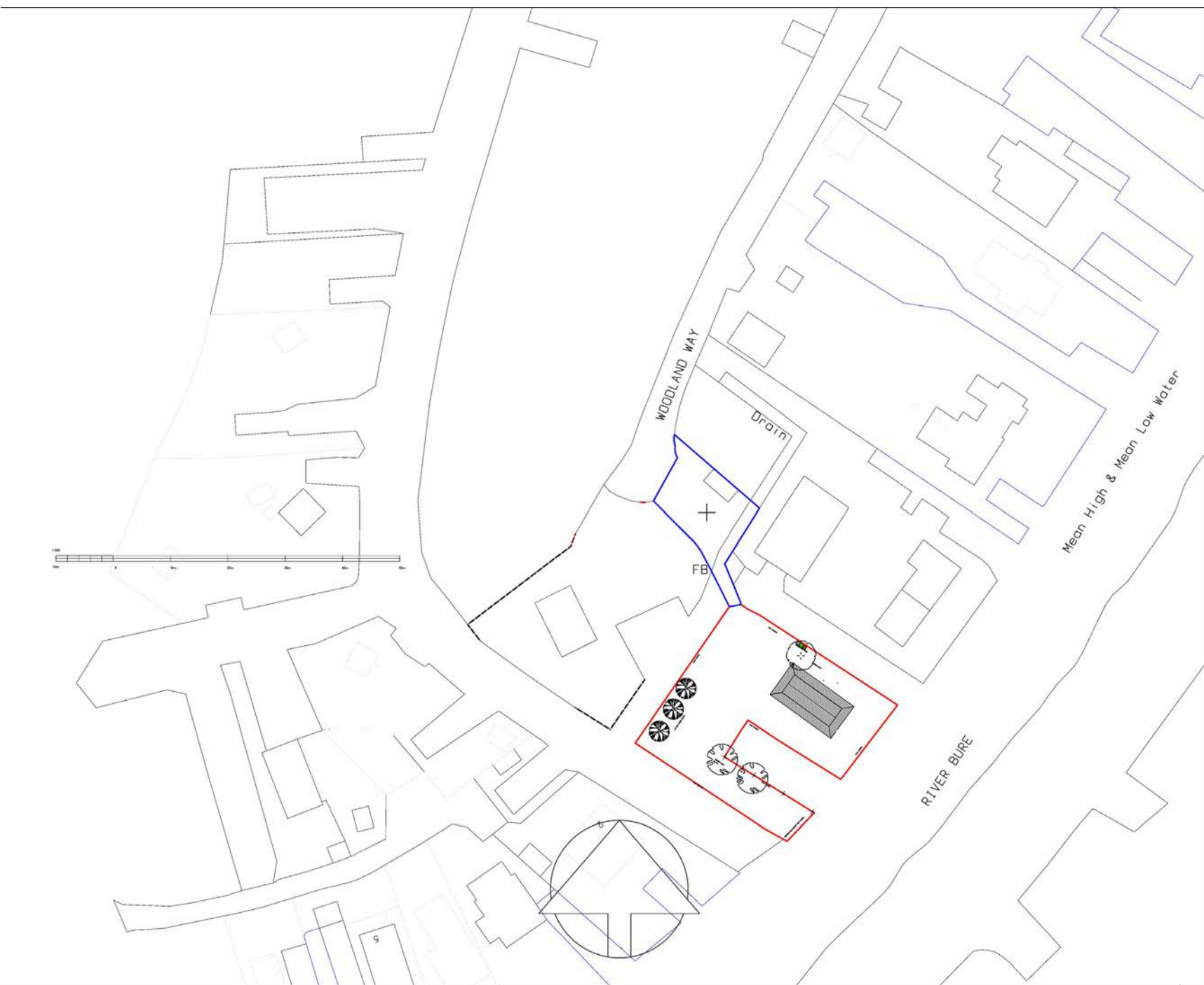
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

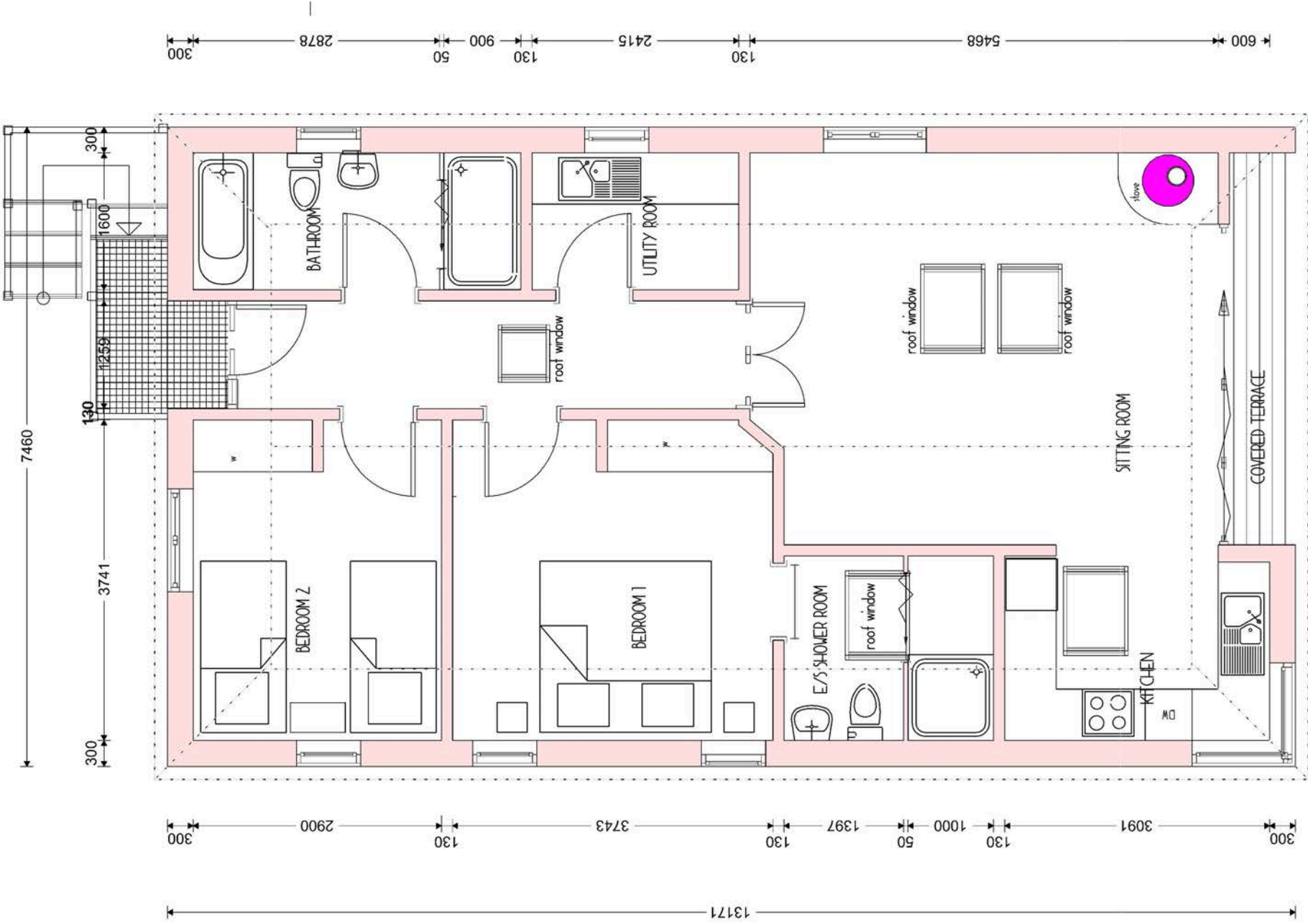
Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.







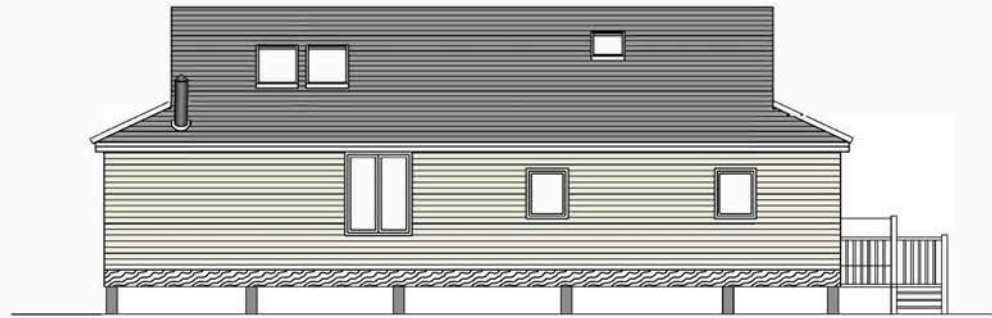






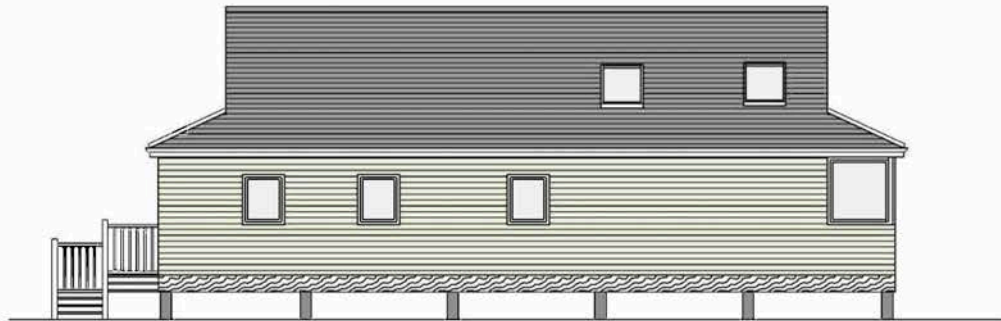


SOUTH ELEVATION



EAST ELEVATION

PROPOSED MATERIALS  
SLATE ROOF FINISH  
HORIZONTAL TIMBER BOARDING  
TIMBER JOINERY



WEST ELEVATION



NORTH ELEVATION





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