



Front Elevation 1:100



Side Elevation 1:100



Side Elevation 1:100



Auction

Land in PE37

New Sporle Road, Swaffham, Norfolk,
PE37 7JL

£126,000 Starting Bid

Tenure

Freehold

Garage parking

Property features

- ✓ SELF BUILD PLOT FOR SALE
- ✓ CENTRAL SWAFFHAM
- ✓ PARKING
- ✓ PLANNING GRANTED FOR 3
BEDROOM CHALET BUNGALOW
- ✓ CUL DE SAC POSITION

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For Sale Via Online Auction. Fees Apply.

A rare opportunity to acquire a tucked-away building plot with full planning permission for a new three-bedroom chalet bungalow, positioned within a quiet cul-de-sac setting close to the centre of Swaffham.

Tucked away to the rear of New Sporle Road, this individual building plot offers the opportunity to create a thoughtfully designed new home on an underused site, with planning permission already granted for a three-bedroom chalet bungalow.

ACCOMMODATION

The approved scheme provides a spacious and practical layout, with an open-plan kitchen, living and dining room opening directly onto the garden, together with two ground-floor bedrooms, a family bathroom and an en-suite bedroom. Upstairs, the principal bedroom benefits from its own dressing room, large en-suite bathroom and a balcony-style rooflight overlooking the front of the property.

OUTSIDE

Outside, the proposed home is designed to enjoy a generous private garden, with two allocated parking spaces and a discreet position at the end of the existing cul-de-sac. The approved design has been carefully considered to sit comfortably alongside the neighbouring bungalows, with matching red brickwork and a similar overall scale.

The site currently comprises two ageing garage buildings and associated parking, providing an opportunity to replace an underutilised and somewhat tired area with a modern, individual home.

Full planning permission was granted by Breckland Council in April 2026 under application PL/2025/1470/FMIN, subject to conditions. The permission is specifically for the construction of one chalet bungalow.

For anyone looking to build their own home, this is an exciting opportunity to acquire a consented site in an established residential setting, without the uncertainty of seeking planning permission from scratch.

LOCATION

Swaffham is a charming and historic market town located in the heart of Norfolk. The town offers a wide range of everyday amenities including supermarkets, independent shops, cafés, pubs and a popular weekly market. Swaffham also benefits from good local schooling, a medical centre and leisure facilities, while its central location provides convenient road links to larger towns such as King's Lynn, Dereham and Norwich, making it an ideal place to enjoy both countryside living and practical connectivity.

Price: Starting Bid £126,000

Property Type: Land

Business Type: Other/Unspecified

Parking: Garage

Description

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Location

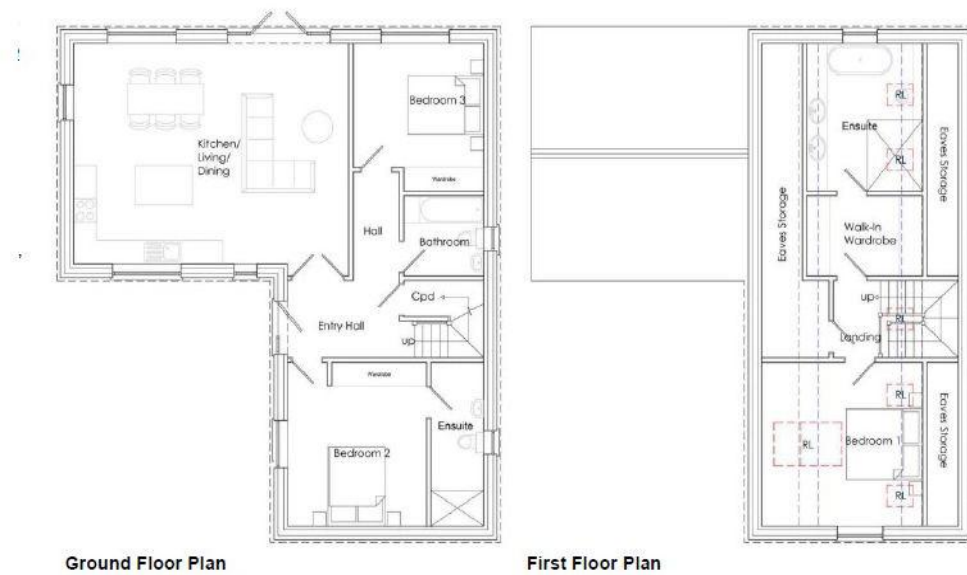
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Tenure

Title number NK137431 - Freehold

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.



Ground Floor Plan

First Floor Plan

New Sporle Road, Swaffham, Norfolk, PE37 7JL

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,
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