



CHAPMAN
CHARTERED SURVEYORS

LAND TO THE SOUTH OF FRENZE HALL LANE, DISS

1.005 Ha / 2.483 acres



LAND ALLOCATED FOR RESIDENTIAL DEVELOPMENT

Ref: 10011

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Regulated by RICS

FOR SALE

Land with development potential

1.005 Ha / 2.483 acres

LOCATION

Diss is a thriving market town in south Norfolk with a population of approximately 7,500 people and a catchment of some 50,000 people. It has a wide range of services and amenities including a mainline railway station on the Norwich to London Liverpool Street line.

The Property is located to the east of Diss town centre, off Frenze Hall Lane and to the south a recent Persimmon homes development.

BACKGROUND

The land formed part of a wider property portfolio owned by Bounty Holdings Ltd, the other properties having been sold off in 2005 and 2006. Bounty Holdings Ltd is in liquidation and the land is being sold by the liquidators.

DESCRIPTION

Vacant, undeveloped land with boundaries to Prince William Way (north), the railway line (east), CVS (UK) Ltd (south) and a small, undeveloped parcel of land (west).

PLANNING HISTORY

In 2012 the land was allocated for residential development by South Norfolk Council under reference DIS1, which included the land to the north (since acquired and developed by Persimmon) and a smaller parcel of land at the north end of Vinces Road.

JOINT CORE STRATEGY

Policy 13 of the Joint Core Strategy ('JCS') identifies Diss as a Main Town which, subject to the resolution of servicing constraints, will accommodate at least 300 new dwellings between 1 April 2008 and 31 March 2026.

POLICY DIS1

The land is allocated for housing and could accommodate approximately 35 dwellings.

RIGHT OF ACCESS

The developers of the site will be required to deliver an access from Frenze Hall Lane through the adjacent Persimmon housing development to the north of the site. We understand that the land does **not** have a legal right of access through the Persimmon development.

SERVICES

We understand that all mains services are available from the adjoining Persimmon development. We understand that the land does **not** have a legal right of servicing through the Persimmon development.

LOCAL AUTHORITY

South Norfolk Council.

GUIDE PRICE

£25,000

OFFERS INVITED

Unconditional, written offers must be submitted by **12 midday on Friday 12 February 2021** using a proforma available from the selling agents.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing, please contact Chapman Chartered Surveyors:

Contact: Oliver Chapman

Tel: 01379 687645

Email: o.chapman@chapmansurveyors.co.uk

AGENCY

MANAGEMENT

PLANNING

PROFESSIONAL

VALUATION

Chapman Chartered Surveyors for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice that: (1) they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property; (2) any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom; (3) the property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof; (4) no liability can be accepted for any misstatement, omission or errors in these particulars; and (5) these particulars do not constitute an offer or contract or any part thereof.