



CHAPMAN
CHARTERED SURVEYORS

THE OAKS, JARRETTS YARD, CHURCH STREET, DISS IP22 4DD

0.057 Ha / 0.141 acres



TOWN CENTRE RESIDENTIAL DEVELOPMENT SITE (STPP)

Ref: 181306

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Regulated by RICS

FOR SALE

Town centre site with development potential (subject to planning permission)
0.057 Ha / 0.141 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. 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 just out of the town centre between Diss telephone exchange and Diss JobCentre Plus and adjacent to residential property. Access is across a shared driveway from Church Street but the site itself is fully secured by fencing and double metal gates.

DESCRIPTION

The property was used for many years as a children’s nursery but is now vacant. The nursery building is of timber construction under a pitched profile metal sheet roof.

FLOOR AREAS (GIA)

Ground floor	98.0 sqm	1,055 sqft
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SITE AREA

Total	0.057 Ha	0.141 acres
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TENURE

The property is vacant.

ENERGY PERFORMANCE CERTIFICATE (‘EPC’)

Energy rating: D (82)

PLANNING

Planning permission in principle has been granted for development of the site with 1-4 dwellings following demolition of the existing building (South Norfolk Council planning ref: 2024/1085).

METHOD OF SALE

Unconditional offers are invited for sale by private treaty.

GUIDE PRICE

£210,000 freehold with vacant possession.

SERVICES

Mains water, gas, electricity and foul drainage.

BUSINESS RATES

Rateable Value (RV): £16,750

REGISTERED TITLE

NK247568

LOCAL AUTHORITY

South Norfolk Council.

VIEWING AND FURTHER INFORMATION

Strictly by prior arrangement with the sole selling agents only:

Tel: 01379 687645
Email: contact@chapmansurveyors.co.uk



AGENCY	MANAGEMENT	PLANNING	PROFESSIONAL	VALUATION
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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.