



Development Site at Frenze Hall  
Nr Diss  
IP21 4EZ

twgaze



Unique opportunity to purchase one or both of these architecturally striking former agricultural buildings in a stunning rural position.

**The Dairy- Guide price - £375,000**  
**The Crimea - Guide Price - £325,000**







- Opportunity to purchase one or a pair or both of these architecturally striking buildings with planning permission for conversion to high spec homes.
- Idyllic rural location close to mainline rail links to London offering direct access to London Liverpool St in 90 mins.
- \*\*No nutrient Neutrality Credits Required\*\*
- Viewing highly recommended

#### Location

Frenze near Diss is a picturesque corner of Norfolk on the banks of the river Frenze, a fast flowing tributary of the river Waveney. Sitting around 2.8 miles North East of Diss, a bustling market town with weekly markets in the market square. Diss sits on the Norfolk/Suffolk border and offers a surprising number of independent specialist shops and businesses providing a wide variety of goods and services, including three national brand supermarkets. The town also benefits from a mainline rail station which provides regular commuter services to Norwich, Ipswich and London



Liverpool Street, located to the east of the town centre and is within walking distance of the site. There is well regarded schooling at Diss infant, junior and high schools and there are also excellent primary schools at the nearby villages of Roydon and Bressingham. The town also offers a wide range of sporting, leisure and social activities including an 18 hole golf course and further amenities can be found at the regional retail, cultural and business centre of Norwich which lies 25 miles to the north via the A140.



## The Dairy – Guide Price £375,000

Full Planning has been submitted and approved by South Norfolk Council under planning reference 2024/2735 for the conversion of the building to a detached 5 bedroom dwelling. This former dairy, located just outside Scole in Norfolk, comes with full planning permission for conversion into a single-storey home built around a private courtyard with a swimming pool at its centre. The design retains the character of the original agricultural building while introducing clean, modern lines and large areas of glazing. It's a solid, well-thought-out plan that makes the most of the site's shape and setting. The layout is arranged in a U-shape, with all main rooms—including the kitchen, living area, and bedrooms—facing into the courtyard. High ceilings, exposed beams, and large glazed doors create a bright, open interior that connects directly to the outdoor space. The central courtyard acts as the heart of the home, designed for privacy and year-round use.

## The Crimea – Guide Price £325,000

The Crimea Building offers a rare and exciting chance to bring to life a striking contemporary home within the historic grounds of Frenze Hall. With full planning permission already granted (Ref: 2024/2735), this former agricultural railway building has been carefully reimaged by architects into a bold and distinctive rural residence. The approved plans include the transformation of the barn into a spacious, light-filled home with vaulted ceilings, sweeping zinc roofs, exposed brick walls, and floor-to-ceiling windows that open up to the Norfolk landscape. There's scope for up to four bedrooms, generous living areas, and a flexible leisure suite featuring a pool, sauna, hot tub area. This is a home designed not just to sit in the countryside, but to be part of it—wildlife-friendly measures such as a bat roost have been integrated into the plans, along with eco-conscious features like air-source heat pump provision, sustainable drainage, and lowwater-use fixtures. The site lies just minutes from the bustling market town of Diss, with fast rail links to London, yet feels a world away.

How to get there - What3words [///coupler.happily.poetry](#) Viewing

Strictly by appointment with TW Gaze.

**Freehold**

**Ref:**







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