



CHAPMAN
CHARTERED SURVEYORS

LAND EAST OF SHELFANGER ROAD AND WEST OF HEYWOOD ROAD, DISS

8.4 Ha / 20.75 acres



**RESIDENTIAL DEVELOPMENT SITE WITH OUTLINE PLANNING
PERMISSION FOR UP TO 179 DWELLINGS**

T. 01379 687645

CONTACT@CHAPMANSURVEYORS.CO.UK

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Regulated by RICS



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FOR SALE



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DISS

Diss is a thriving market town in south Norfolk, located to the north-west of the A140 / A143 junction and with a railway station on the Norwich - London Liverpool Street line, meaning that the town is less than 20 minutes from Norwich and Stowmarket and approximately 90-100 minutes from London. There is also a small bus station just outside the town centre with services linking to Norwich, Bury St Edmunds and a range of key regional settlements as well as other local towns and villages. These good transport connections make Diss a sustainable location for new housing.

The Greater Norwich Local Plan ('GNLP') identifies Diss as a Main Town under policy 7.2. It has a strong local employment base and supports three main supermarkets, a wide range of local shops and services in the town centre, and a full range of facilities including a secondary school, GPs, leisure centre, library, and a variety of sports clubs.

The continuous built-up area of the town falls within the parishes of Diss and Roydon, giving the town a population of almost 10,000 people. Sites have been allocated in the 2003 and 2015 South Norfolk Local Plans which have maintained the growth of the town over recent years.

SITE DESCRIPTION

The site extends to 8.4 Ha / 20.75 acres of mostly arable land and is located within the northern extent of Diss between Shelfanger Road to the west and Heywood Road to the east. It is bordered by agricultural land along the north-eastern boundary and a residential bungalow, beyond which is the Diss Sports Ground and Skate Park on the north-western side. The St Henry Morse Roman Catholic Church and Diss Cemetery lie to the south.

A public right of way runs through the site north-south (RB25) and another public footpath runs immediately beyond the northern boundary (FP7/FP26). The land on the west side of

RB25 lies within the Parish of Roydon with the remainder and majority of the site being within the Parish of Diss. The site is less than 1km north of Diss town centre, and Shelfanger Road and Heywood Road are residential in character.

The site contains two small parcels of land which are excluded from the sale as they are in separate ownership to the remainder of the site. Neither parcel is included in the planning permission.

PLANNING

The site was allocated in the Diss and District Neighbourhood Plan (adopted 2023) under policy DDNP 1. Following this outline planning permission was granted by South Norfolk Council on 11 January 2024 under reference 2021/2782 for the erection of up to 179 dwellings, 0.64 Ha of land for the future extension of Diss Cemetery, a new road linking Shelfanger Road and Heywood Road/Burston Road, public open space, and associated infrastructure and landscaping. All matters are reserved apart from access.

NUTRIENT NEUTRALITY

The site is not affected by nutrient neutrality so mitigation is not required.

AFFORDABLE HOUSING

33% Affordable Housing comprising 70% Rented Housing and 30% Intermediate Housing.

SECTION 106 AGREEMENT

A S106 Agreement dated 11 January 2024 covers the provision of: Affordable Housing (including proportions and tenure mix); open space; self / custom-build housing; RAMS; Diss Cemetery Land extension; Millway Green payment; travel plan; monitoring fees; and healthcare contribution.

CIL

The site falls within CIL Zone B of South Norfolk Council's CIL charging schedule (£80.38/sqm 2024).

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.

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DATA ROOM

Data room containing:

1. Legal (OC registered titles)
2. Planning including S106 Agreement
3. Plans
4. Technical Reports including site investigations
5. Searches

<https://bit.ly/DissDataRoom>

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The site is sold subject to and with the help and benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easement, quasi-easements and all wayleaves whether referred to or not in these particulars.

UNREGISTERED LAND (RESTRICTED BYWAY)

A restricted byway runs north from Shelfanger Road between title numbers NK442365 and NK208192. An application has been submitted to Land Registry for first registration of this land.

REGISTERED TITLES

NK442365
NK208192
NK268366

TENURE

Freehold with vacant possession on completion.

LOCAL AUTHORITY

South Norfolk Council.

SERVICES

Mains water, gas, electricity and foul drainage are available.

VAT

VAT will be charged on the purchase price.

VIEWING

By prior arrangement with the selling agents.

METHOD OF SALE

Unconditional, written offers must be submitted by **12 midday** on **Wednesday 5 June 2024** providing the information set out in the attached letter. Shortlisted parties will be interviewed at the agents' offices on Tuesday 11 June 2024.

APPLICATION FORM

Available from the selling agents.

AGENTS

Chapman Chartered Surveyors

Low Common

South Lopham

Diss

IP22 2JR

Contact: Oliver Chapman MRICS

Tel: 01379 687645

Email: o.chapman@chapmansurveyors.co.uk

SOLICITORS

Ashtons Legal

Chequers House

77-81 Newmarket Road

Cambridge

CB5 8EU

PROMOTERS

M Scott Properties Ltd

Suite 5 - Oyster House

Severalls Lane

Colchester

CO4 9PD

Contact: Richard Martin

Tel: 07776 148361

Email: richard@mscott.co.uk

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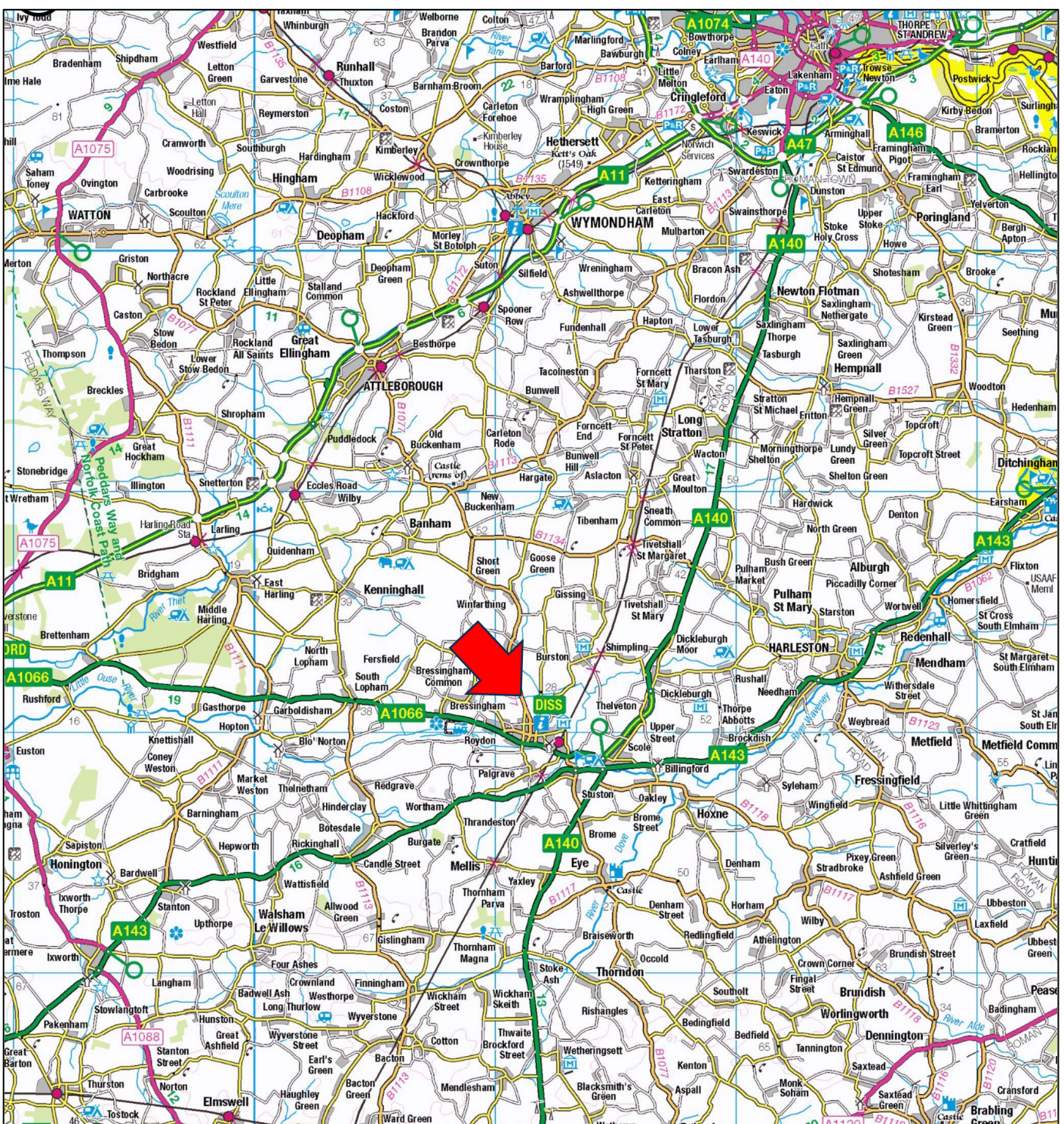
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Our Ref: 181169/OC

Your Ref:

Email: o.chapman@chapmansurveyors.co.uk

To whom it may concern

8 May 2024

Dear Sir / Madam

**LAND EAST OF SHELFANGER ROAD AND WEST OF HEYWOOD ROAD, DISS – INVITATION TO TENDER
SUBJECT TO CONTRACT**

We have been instructed to seek written offers for the above property by **12.00pm** on **Wednesday 5 June 2024**. All written offers should be addressed for my attention and must include the following information:

1. The identity of the purchaser.
2. The purchase price and deposit.
3. Confirmation of source of finance together with proof of funding.
4. Details of due diligence undertaken.
5. Confirmation that the offer is unconditional.
6. The successful purchaser will be expected to pay the purchase price in full on completion. If your offer is not made on this basis then please provide full details.
7. Details of approvals required to proceed with the acquisition including anticipated timings.
8. Proposed timescales for exchange and completion.
9. Details of professional advisors.
10. Any additional information which you feel may support your bid.

Please note that our client will not be obliged to accept the highest, or indeed any, offer received. A shortlist of applicants will be invited to interview on **Tuesday 11 June 2024** at this office following which a decision will be made within seven working days. You will be informed in writing of the vendors' decision.

Yours sincerely



Oliver Chapman MRICS