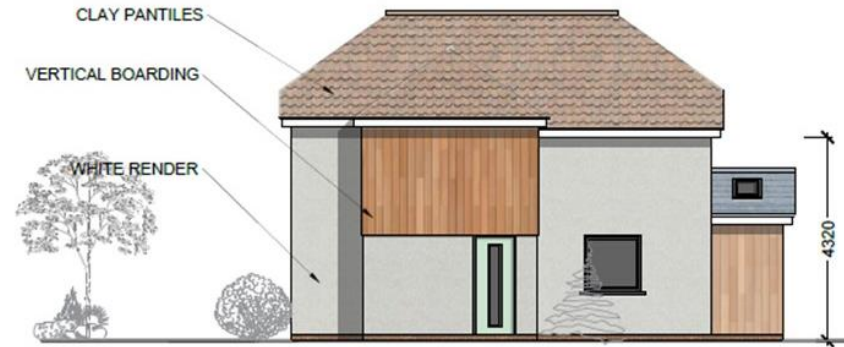




PROPOSED NORTH WEST FRONT ELEVATION



PROPOSED SOUTH WEST ELEVATION

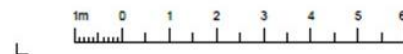


PROPOSED NORTH EAST ELEVATION



PROPOSED SOUTH EAST GARDEN ELEVATION

PROPOSED ELEVATIONS
Scale 1:100



Land Adjacent Home Cottage

Offers In Excess Of £155,000

This self-build plot is situated in the popular south Suffolk town of Diss.

The plot, planning application number: DC/21/01981, has planning permission granted for a fantastic three-bedroom detached house. Internally, permission grants an entry hall, WC/Cloakroom, living room and an open plan kitchen / dining / family room.

Upstairs, there are the three bedrooms, with bedroom one boasting an en-suite, and the other two rooms being serviced by a family bathroom. Outside, there would be off-street parking for two vehicles, plus a tapered rear garden.

Works have taken place, with all the foundations set ready for erection of the dwelling. This is a great opportunity for someone looking to do a self-build in quick time. Currently the Self build zone 10-year warranty in place. Current brief overview of works taken place so far:

- Full structural engineer details by Griffiths & Taylor of Diss.
- Full civil engineer drainage details by Ryan Harborne of Borne Project surveyors.
- All SAPS completed .
- Sewer trace completed by E.D.I. Surveyors.
- Electric Completed by UK Power Network.
- TP box supplied by EMITER LMT and installed by Mateplantek.
- Meter installed by EON.
- All footings and oversight completed by Mateplantek.
- Inspections carried out and up-to-date by, Darren Moffet acting on behalf of Selfbuild Zone.
- Andrew Lloyd acting on behalf of Vantage building inspections.



Situation

Palgrave is a village approximately 1.5 miles from Diss. Diss is a Norfolk market town which sits close to the Suffolk border. This picturesque town benefits from a train station, a variety of shops and supermarkets, restaurants and much more.

Directions

To find the plot from Diss, proceed on Denmark Street and at the roundabout take the second exit onto Stanley Road then onto Denmark Street. Continue onto Denmark Hill and take the left turning onto Lows Lane where the plot will be found on the left hand side adjacent to Home Cottage.

For further information and to arrange your viewing, please contact our friendly and professional staff.

This property is being marketed by our Dereham office and the property reference is AD0323.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.



PROPOSED FLOOR PLANS
Scale 1:100



