



The Street, Brockdish - IP21 4JY

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



The Street

Brockdish, Diss

RARELY AVAILABLE, this EXCELLENT SELF BUILD DEVELOPMENT OPPORTUNITY offers a GENEROUS RURAL PLOT with OUTLINE PLANNING APPROVED for a DETACHED FAMILY HOME (Planning Reference Number 2025/1102). Positioned at the end of the field, this plot is slightly larger than the other two which forms part of THREE ADJACENT PLOTS all with planning approved for self build detached dwellings. Set within a SOUGHT AFTER VILLAGE LOCATION, the plot enjoys a PEACEFUL YET ACCESSIBLE POSITION, with both HARLESTON and DISS just a short drive away, providing a perfect blend of countryside tranquillity and convenient amenities. The planning is agreed on a SELF BUILD BASIS, allowing buyers the exciting chance to design and create their own DREAM FAMILY HOME with a SPACIOUS PROPOSED INTERNAL FOOTPRINT well over 2000 SQFT (stms and subject to final approvals and buyer specification). This plot is perfectly suited for those seeking PRIVACY, FLEXIBILITY, and the opportunity to create a property tailored to their individual lifestyle needs. The site's generous proportions allow for

VERSATILE LIVING ARRANGEMENTS, with ample space for multiple reception rooms, large bedrooms, and modern open-plan layouts (depending on your chosen design). The location is ideal for families, commuters, and anyone wishing to embrace village life while remaining close to excellent schools, transport links, and a vibrant local community. Proposed plans can be found within the photos as to what could be created on the plot using the outline planning. The plots also benefit from MAINS SERVICES including GAS, WATER and ELECTRICITY at the entrance to the plots.

- Excellent 'Self Build' Development Opportunity
- Outline Planning Approved For Detached Family Home
- Planning Is Agreed On A 'Self Build' Basis
- Largest Of The Rural Plots & Spacious Proposed Internal Footprint
- Planning Reference Number 2025/1102
- Sought After Village Location
- Close Proximity To Both Harleston & Diss

The property is situated in the sought-after village of Brockdish, about 2 miles from Harleston surrounded by stunning countryside and also within a short walking distance of 'The Old Kings Head' pub, well known for its pizzas and gin!



Harleston is a popular south Norfolk town with excellent amenities including shops, supermarket, schools, health and recreational facilities together with regular bus service. Diss is about nine miles to the west with main line railway station to London (Liverpool Street).

SETTING THE SCENE

Approached using The Street in Brockdish, the plots can be found at the very end of the village with fields surrounding. There would be an initial shared access for the three plot from the road side leading to their own driveways (as per the proposed site plan).

FIND US

Postcode : IP21 4JY

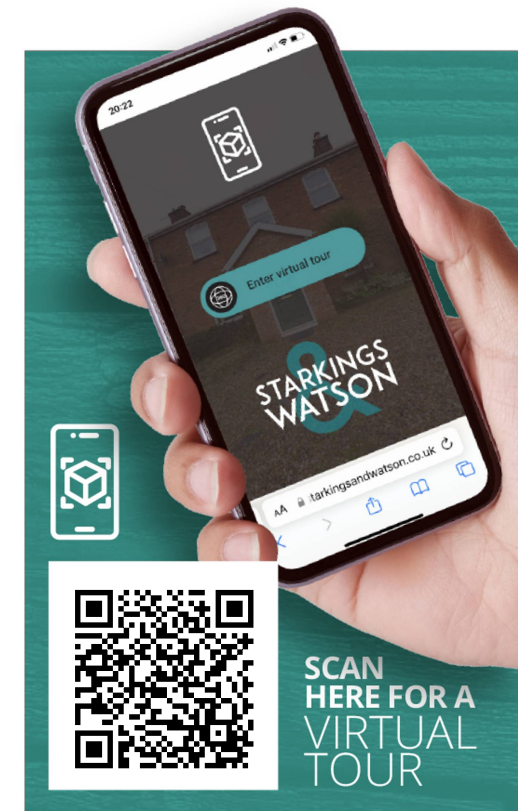
What3Words : ///coverings.revives.inner

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

Planning is approved for the three plots on a 'self build' basis. Planning number is 2025/1102 with sought Norfolk council. The plans provided are proposed plans used for outline planning permission. Final plans would need to be submitted as part of a full planning application.





GARDEN





Starkings & Watson Hybrid Estate Agents

Unit 2 Carmel Works, Park Rd, Diss - IP22 4AS

01379 450950 • diss@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.