



Plot at, Church Street, Occold - IP23 7PS

**STARKINGS
& WATSON**

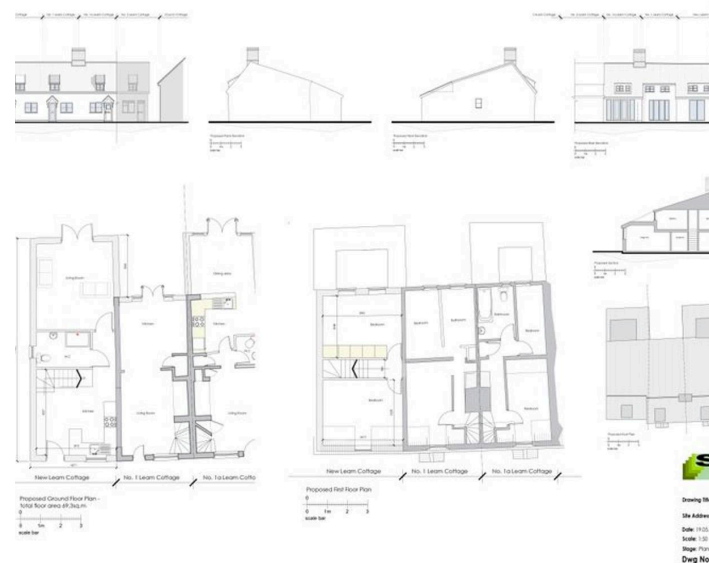
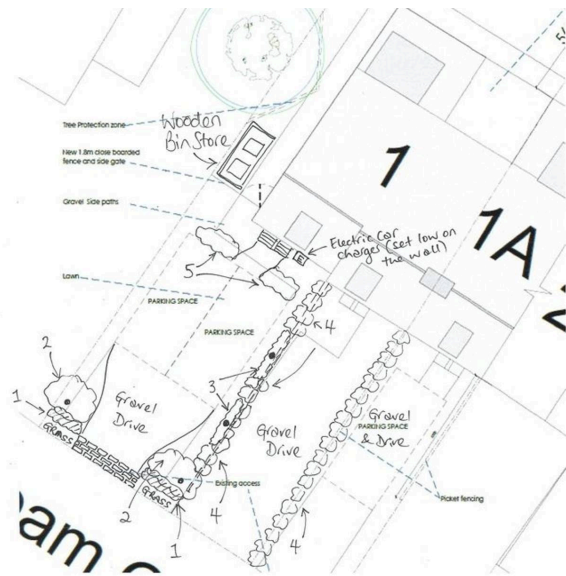
HYBRID ESTATE AGENTS



Plot at, Church Street

Occold, Eye

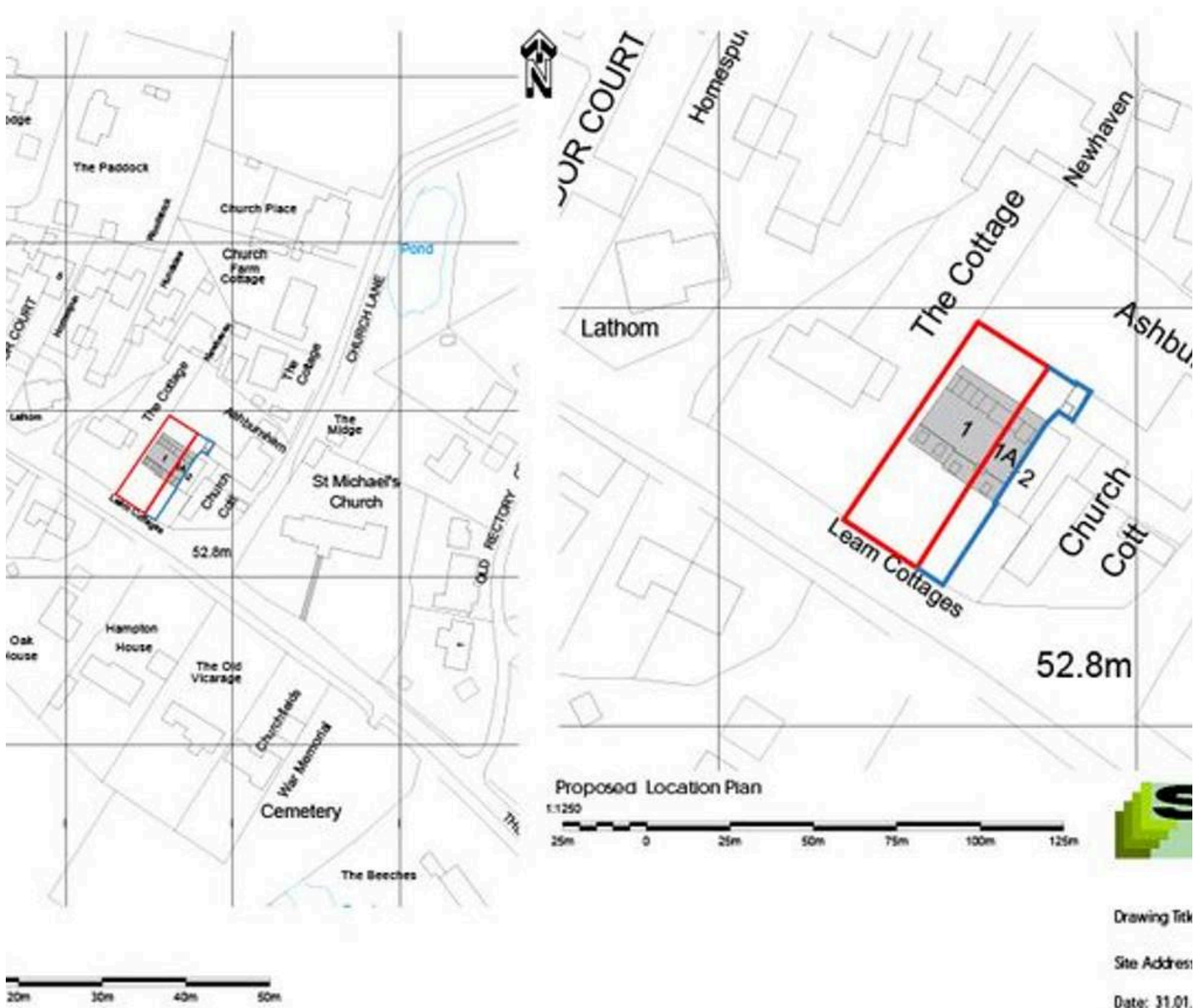
NO CHAIN! ***** BUILDING PLOT WITH PLANNING PERMISSION ***** This is a UNIQUE LISTING offering the potential for a new purchaser to EITHER BUILD A SEPARATE DWELLING ATTACHED to the existing cottage OR a DOUBLE STOREY EXTENSION to the cottage if purchased in conjunction with the cottage which is also currently on the market for sale. Depending on preference - both options have full planning permission granted with reference numbers DC/24/03139 or DC/25/03709. With planning having already been obtained this would be a straightforward project for a new owner to create a small yet bespoke newly build attached cottage whether that be for full time habitation or as a rental investment. The cottage allows for PRIVATE GARDENS to the rear as well as OFF ROAD PARKING to the front. The option exists to purchase both the plot and adjacent cottage together and then extend the house which would offer bags of potential for a spacious family home with private gardens and plenty of parking if that option is preferred. Various imagery for the proposed development can be found within the listing.



- Building Plot With Planning Permission In Place
- Planning For EITHER Attached New Build OR Double Storey Extension To Existing Cottage
- Popular Village Location
- Plans For a Two Bedroom Cottage
- Gardens To Rear & Off Road Parking To Front
- Excellent Small Project For A Range Of Potential Purchasers

Council Tax band: TBD
 Tenure: Freehold

The popular village of Occold has a primary school, public house, village hall and church. Eye is just 3 miles away and offers a range of day to day amenities. The historic market town of Diss is a further 8 miles to the north with the benefit of a mainline railway station with regular/direct services to London, Liverpool Street and Norwich.



Drawing Title
 Site Address
 Date: 31.01.
 Scale: 1:500
 Stage: Plan
 Dwg No

SETTING THE SCENE

Approached via the frontage you will find a cleared driveway with potential parking for two vehicles in front of the cottage to be built.

THE GRAND TOUR

See plans included for the proposed layouts of the cottage to be built.
Planning is in place for the erection of a two bedroom cottage.

FIND US

Postcode : IP23 7PS

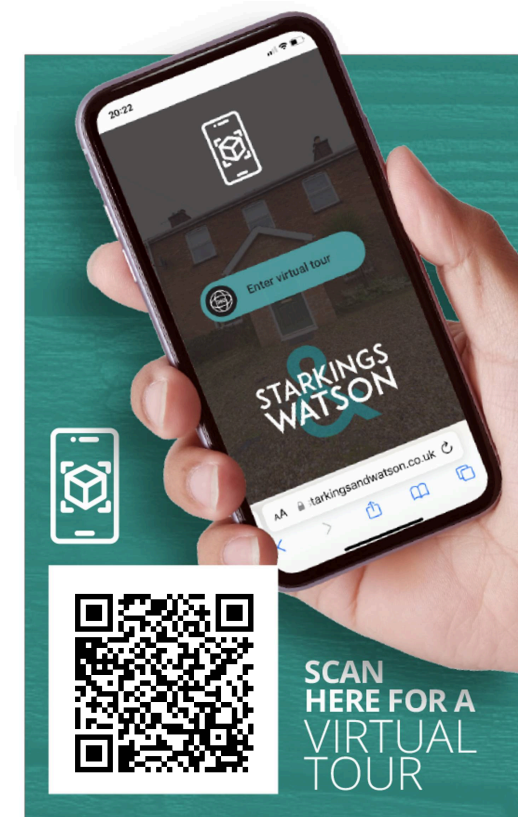
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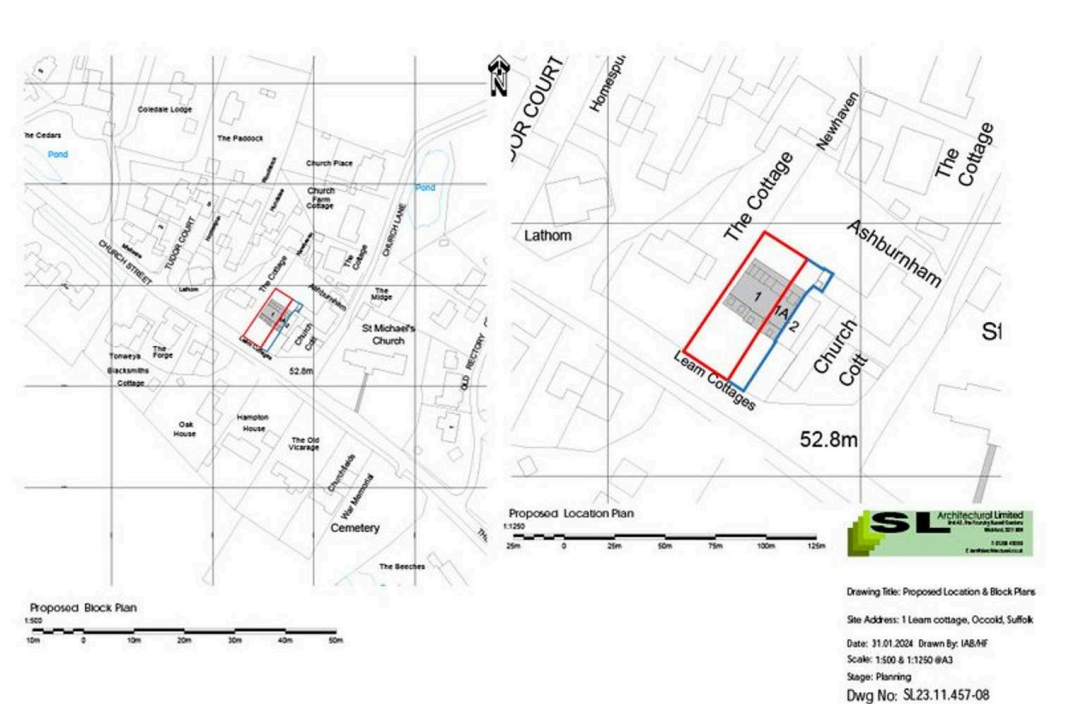
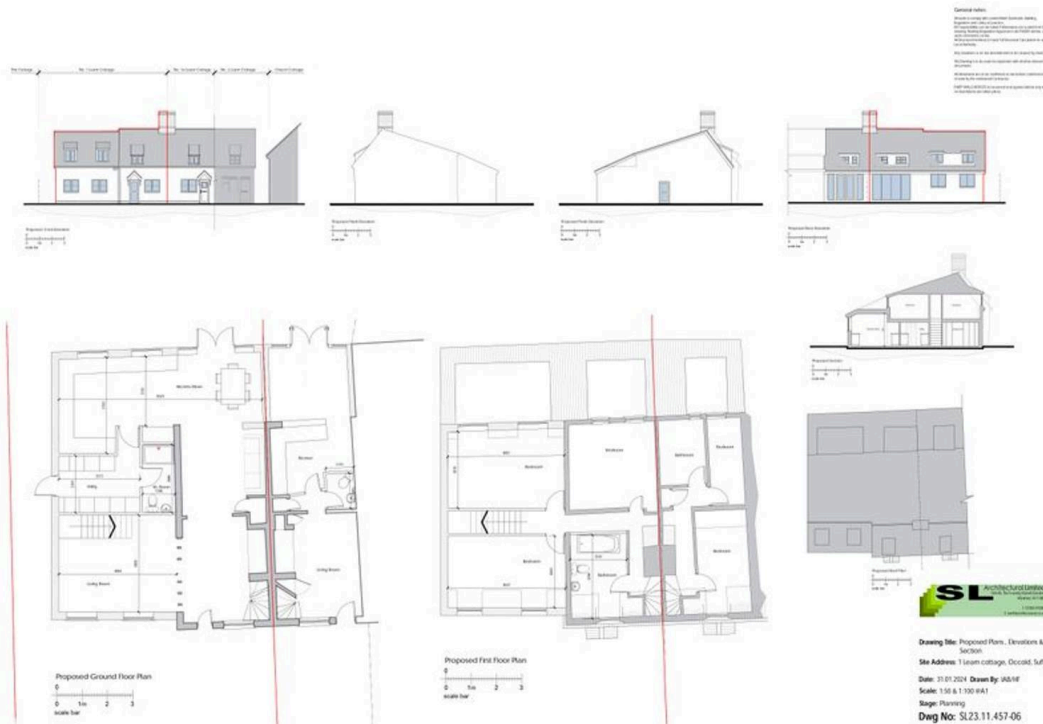
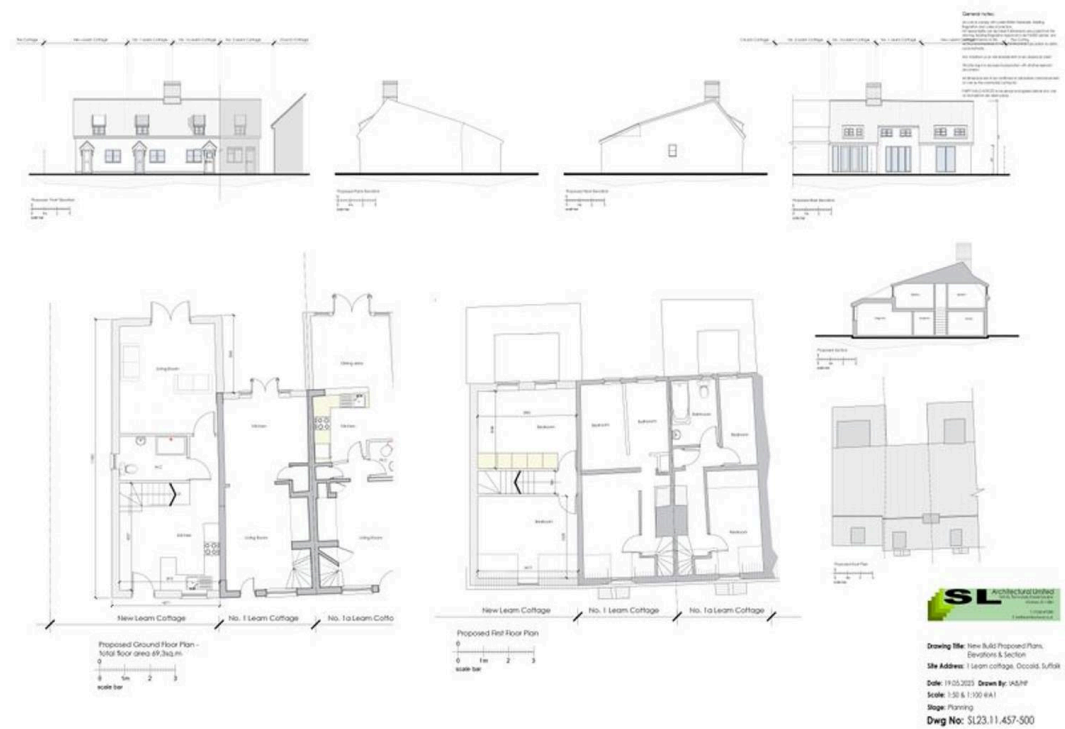
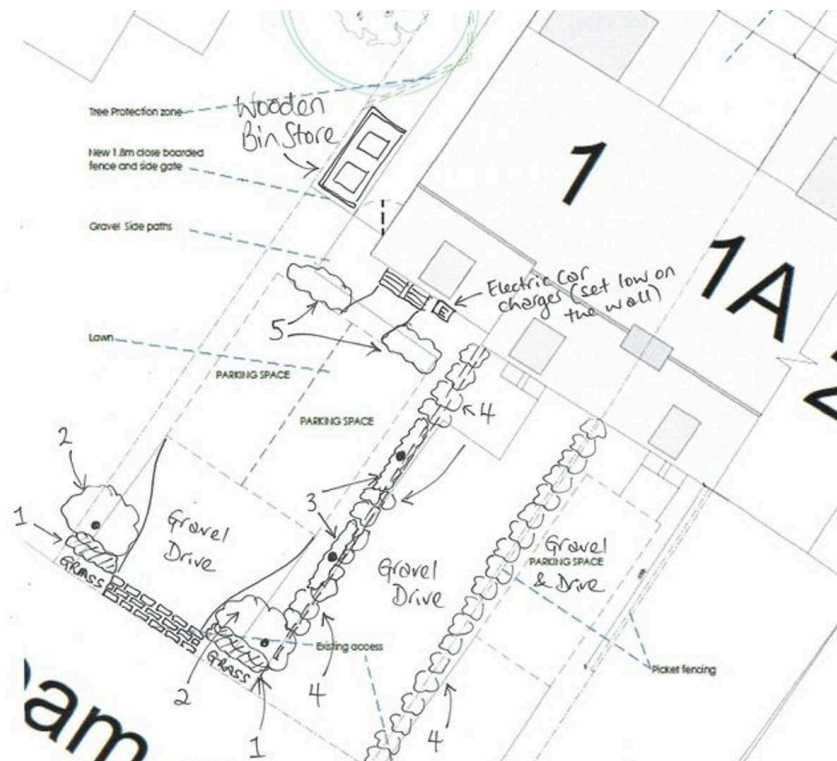
VIRTUAL TOUR

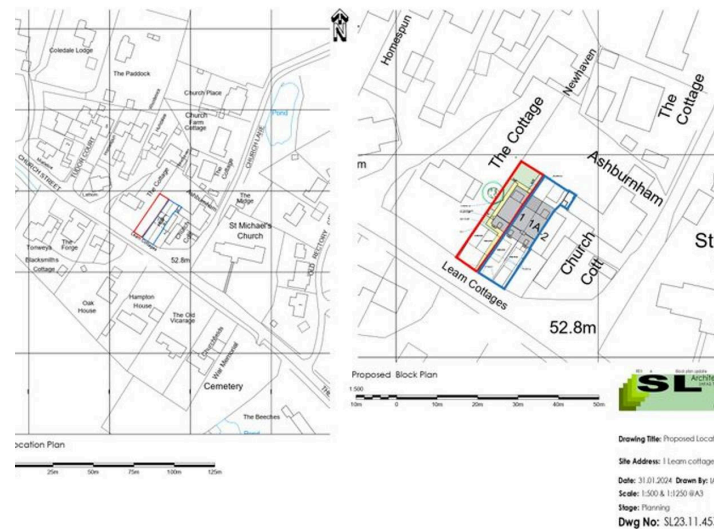
View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

Buyers are advised planning permission has been approved for a double storey side extension with single storey rear extension (DC/24/03139) as well as separate planning for new adjoining cottage (DC/25/03709). Buyers would therefore have the choice of which option they pursue if any.









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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.