



Development Site  
Victoria Road | Norfolk | IP22 4JG  
Price Guide £275,000

twgaze

# Development Site

## Victoria Road | Norfolk | IP22 4JG

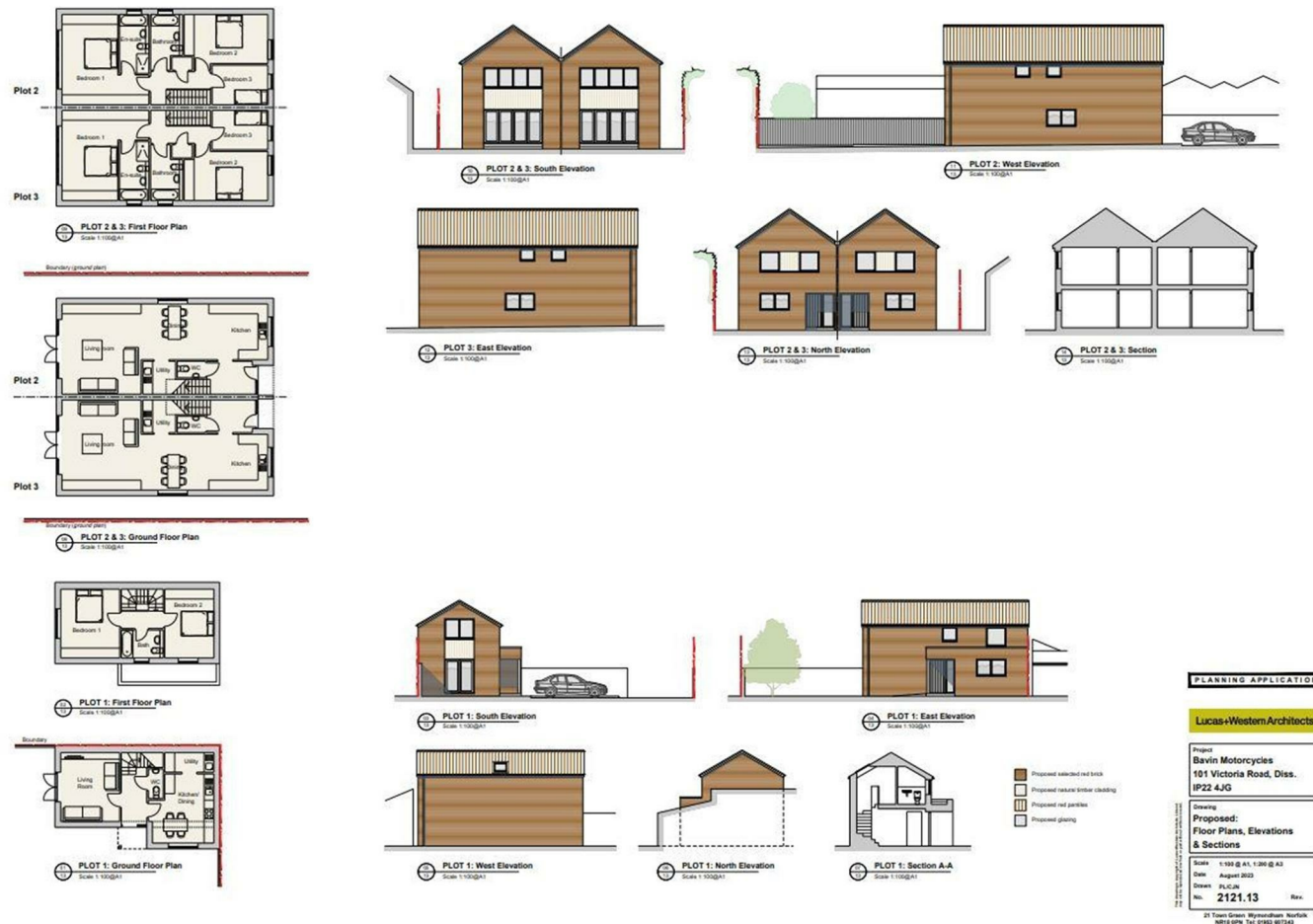
### Price Guide £275,000

Interesting opportunity to acquire a town centre development site with permission for demolition of an engineering workshop and ancillary buildings and erection of 3 dwellings.

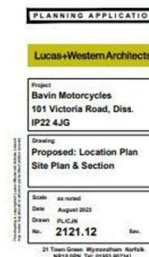
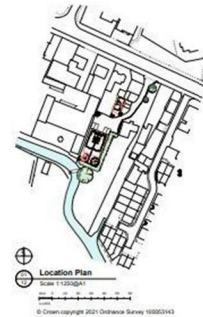
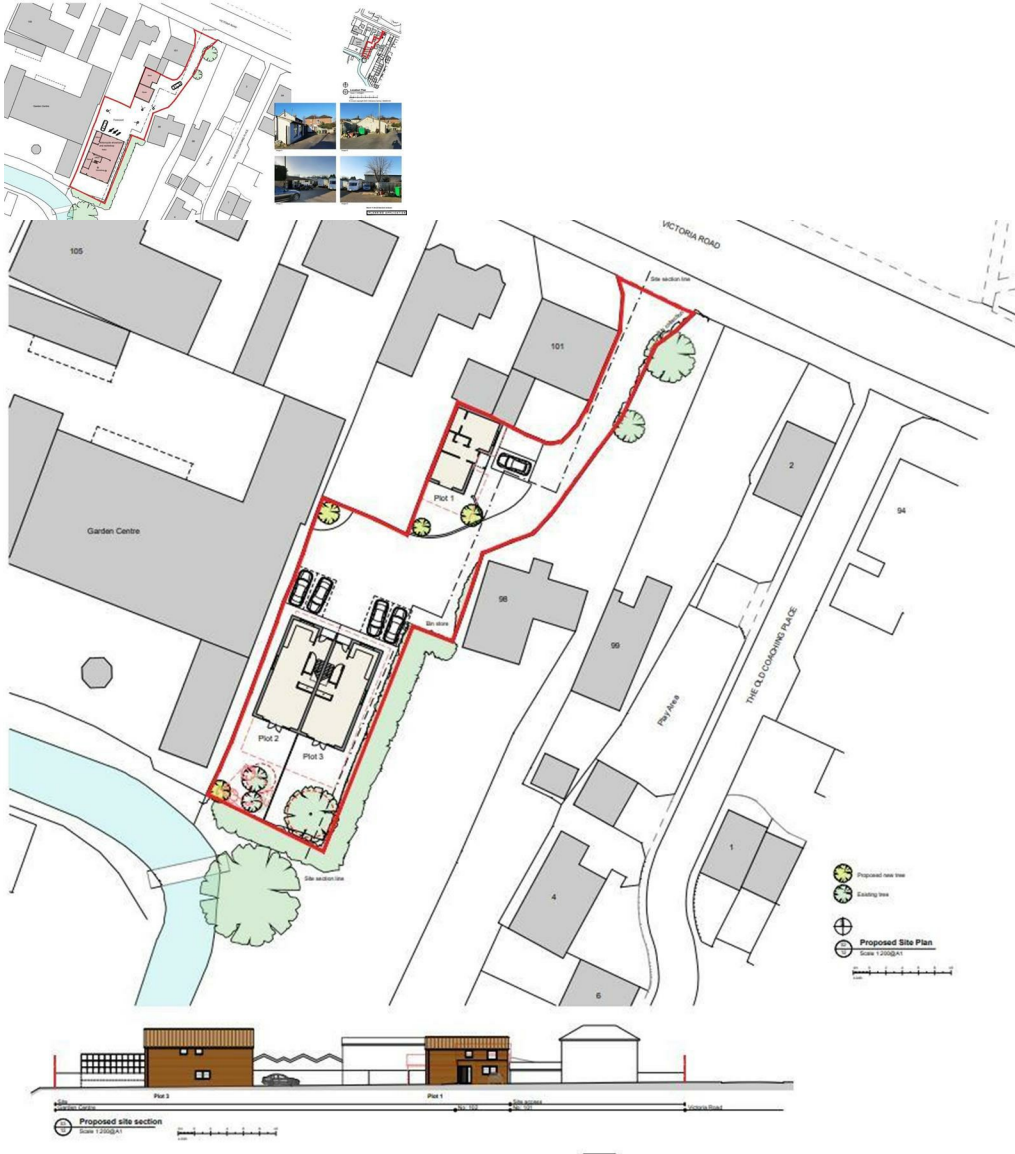
- Development site with planning for erection of 3 dwellings
- Town centre Location
- close to mainline rail links

#### Location

The property is located off Victoria Road, set well back from the road along a private driveway. It is ideally situated for those wanting a central town location with all amenities within an easy walking distance. Diss is a thriving market town on the Norfolk/Suffolk border with a surprising number of independent specialist shops and businesses providing a wide variety of goods and services including three national brand supermarkets. The town has well regarded schools, good sporting and leisure facilities and a wide range of social activities. Diss rail station lies on the Norwich to



PLANNING APPLICATION	
Lucas+Western Architects	
Project Bavin Motorcycles 101 Victoria Road, Diss, IP22 4JG	
Drawing Proposed: Floor Plans, Elevations & Sections	
Scale: 1:100 @ A1, 1:200 @ A2	Date: August 2023
Drawn: PLG/JH	Rev: 1
No: 2121.13	Rev: 1
21 Town Green, Wymondham, Norfolk NR18 6PA. Tel: 01503 887143	



London Liverpool Street mainline, a journey to London scheduled to take around 90 minutes. The regional, cultural and business centre of Norwich lies approximately 25 miles to the north.

### The Scheme

Demolition of an engineering workshop and ancillary buildings and erection of 3 dwellings

Planning consent has been passed by South Norfolk Council under planning reference number 2023/1607 on 27 September 2024.

Services We understand that mains water, electricity are connected .Please note that the services/appliances/central heating and heating system/plumbing and electrical installations have not been tested by the selling agents and the purchasers must satisfy themselves as to the condition and warranty of these items.

How to get there

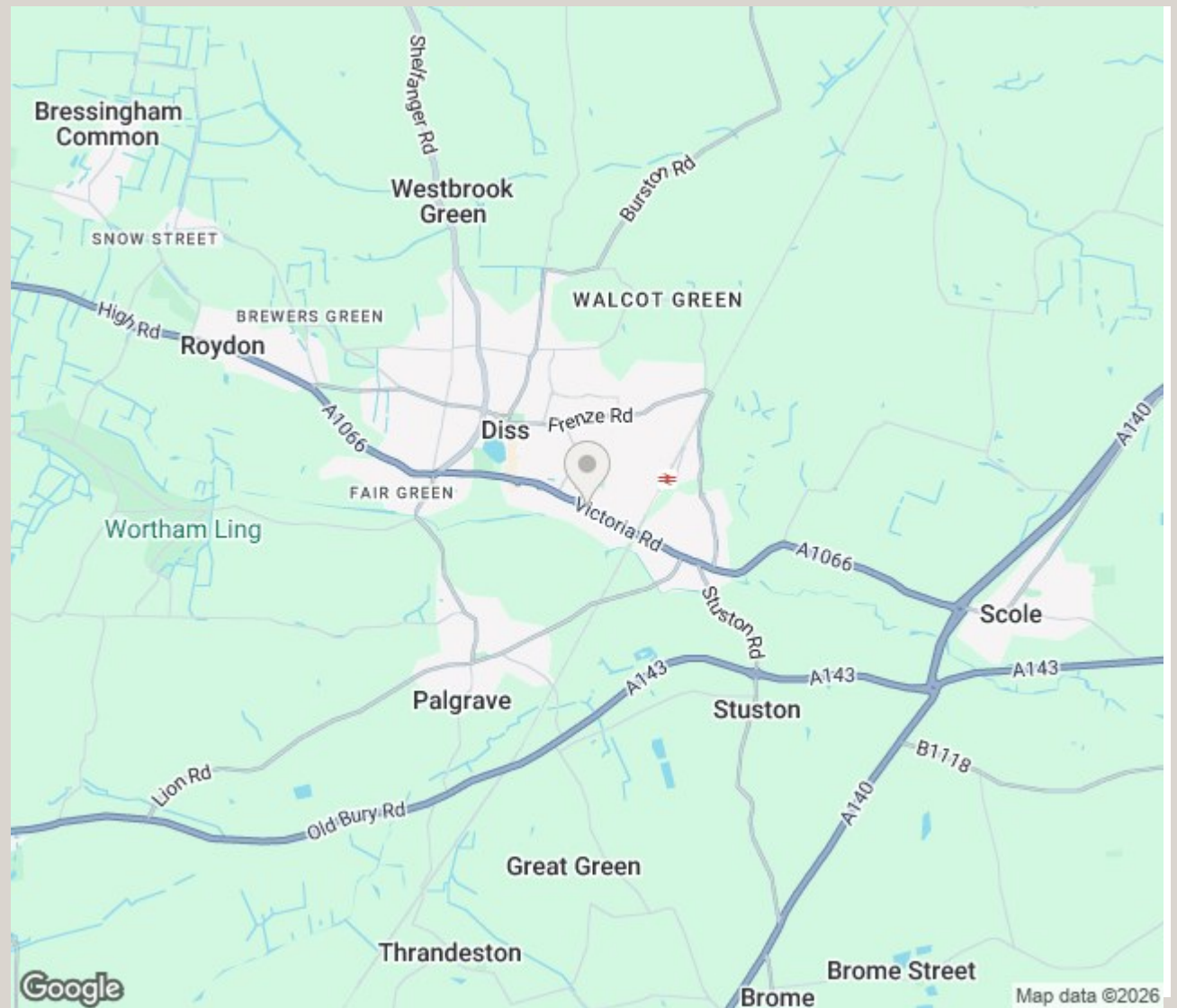
What3Words [///froth.spacing.cherubs](https://froth.spacing.cherubs)

Viewing Strictly by appointment with TW Gaze.

Freehold

Ref: 2/2009/KH





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