



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

twgaze

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4JG

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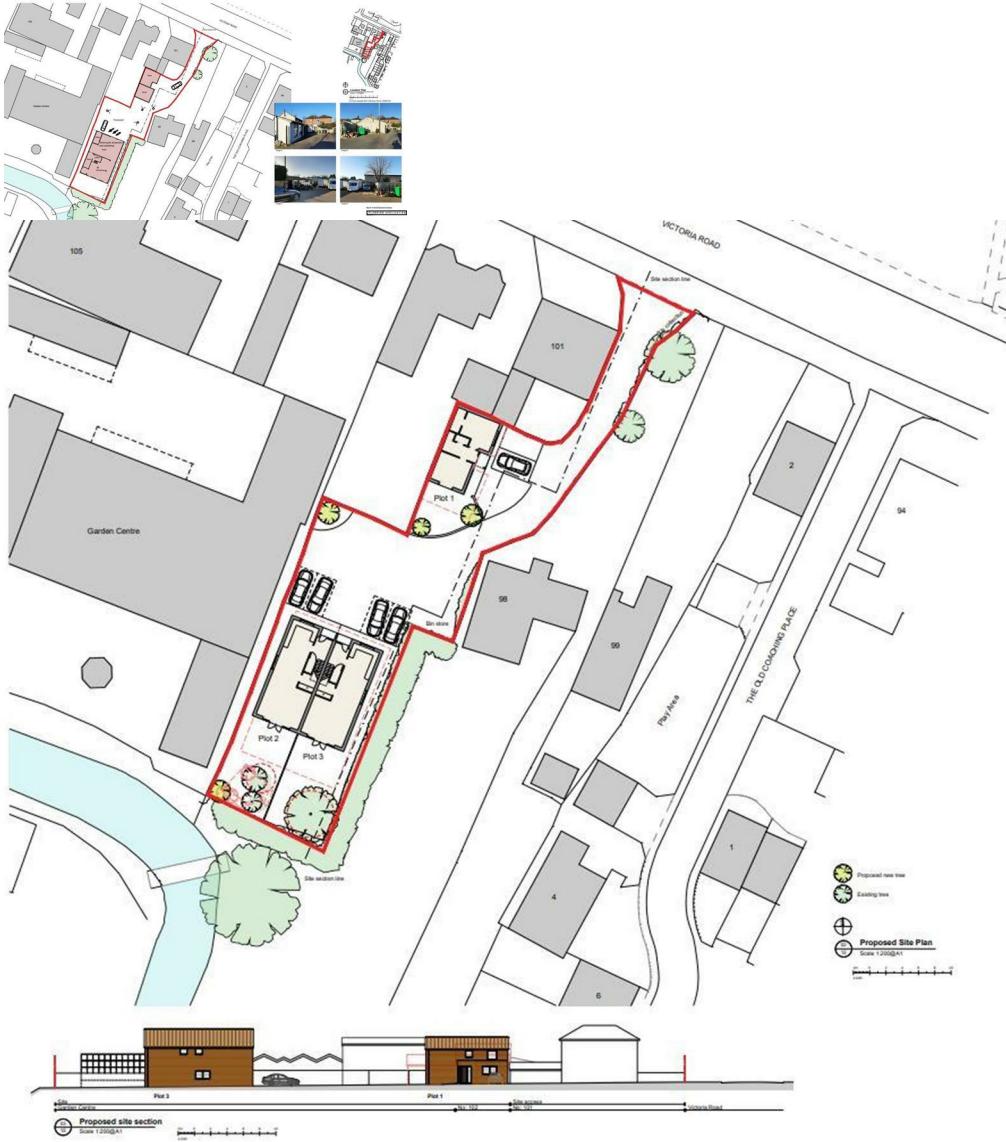
Interesting opportunity to acquire a town centre development site with permission for demolition of an engineering workshop and ancillary buildings and erection of 3 dwellings.

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

## 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





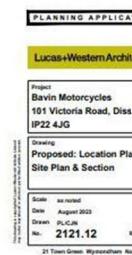
London Liverpool Street mainline, a journey to London scheduled to take around 90 minutes. The regional, cultural and business centre of Norwich lies approximately 25 miles to the north.

### The Scheme

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

Planning 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

Viewing Strictly by appointment with TW Gaze.

Freehold

Ref: 2/2009/KH



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