

A photograph of a large, multi-story brick building with a prominent square tower, identified as a former Baptist chapel. The building is situated on a street corner. To the left, there are street signs for 'Heritage Triangle' and 'Town Centre' with an arrow pointing right. A small sign on the building reads 'BAPTIST CHURCH'. The image is overlaid with a dark green tint.

FORMER BAPTIST CHAPEL

DISS NORFOLK IP22 4LE

For Sale: Development Opportunity

DURRANTS
SINCE 1853

FORMER BAPTIST CHAPEL

DISS NORFOLK IP22 4LE

For Sale: Development Opportunity

Guide Price: £350,000

Key Features

- Former Baptist Chapel
- Main church and adjoining Sunday school
- Development opportunity
- Potential to convert subject to permission
- Off road parking and gardens
- Extensive accommodation over three floors
- Un-listed building
- Located in Diss town centre
- Over 5648sq.ft (533sq.m)
- 0.17 acre site



DESCRIPTION

The former Diss Baptist Church comes to the market for the first time since it was constructed, with the congregation now holding services in the neighbouring village of Roydon.

The main chapel provides accommodation over ground, first and basement levels. On the ground floor are two entrance halls, main church hall and two vestries. On the first floor are two landing spaces and the church gallery. On the basement level is a further social space, storage, snug and office.

The adjoining Sunday School provides a meeting room, two wcs, cloakroom and kitchen, with a further range of stores and external wcs to the rear.

Externally, the property has a concrete driveway providing off road parking and gardens that wrap around the rear of the buildings.

PLANNING

The property is not listed but does sit within the Diss Conservation Area.

Please note the Sellers will insert a restrictive covenant into any sale contract that the building is not be used as a place of worship or for any religious activities.

LOCATION

The property is located on Demark Street and overlooks Diss Mere on the outskirts of the town centre.

Diss offers a wide range of local amenities including an excellent train service to London Liverpool Street with journey times from 90 minutes. Norwich, the regional centre of East Anglia, is approximately 23 miles to the north. It boasts excellent schools in both the state and private sectors as well as cultural and leisure facilities to suit most tastes and a thriving business community. Norwich International Airport is just to the north of the city.

ACCOMMODATION

	sq m	sq ft
Chapel	411	4663
Sunday School	92	985
Total	533	5648

SERVICES

Baptist Chapel – Mains three phase electricity connected.

Sunday School – Mains water, electricity and foul drainage connected.

The properties are heated by either electric wall mounted panel heaters or a gas fired wet radiator system.



LEGAL COSTS

Each party to be responsible for their own legal costs.

VAT

VAT is not applicable.

ENERGY PERFORMANCE

By virtue of its existing use, the property is exempt from the Energy Performance of Buildings (England and Wales) Regulations 2012. An EPC has not been commissioned.

LOCAL AUTHORITY

South Norfolk Council.

DIRECTIONS

From the town centre, head out of the town on Market Hill, turning left onto Denmark Street. Proceed further for approximately 50 metres, where the property will be found on the left hand side.

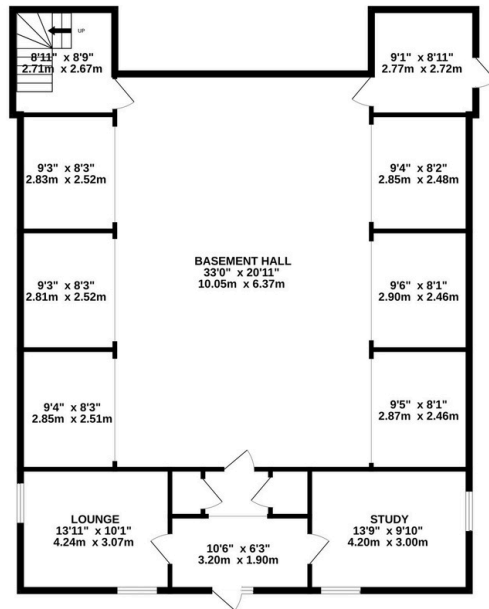
What 3 Words: [///coasting.knees.marketing](https://www.what3words.com////coasting.knees.marketing)



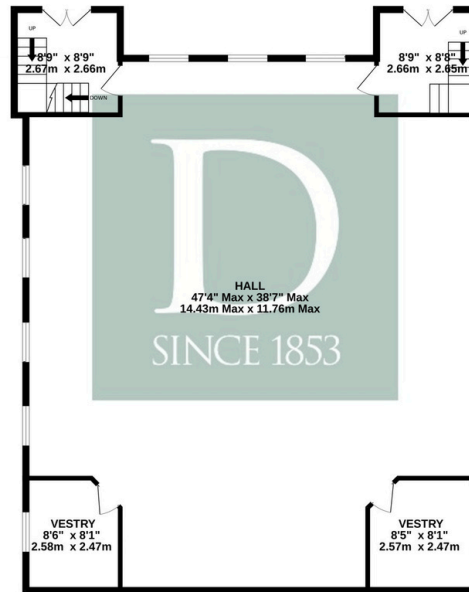




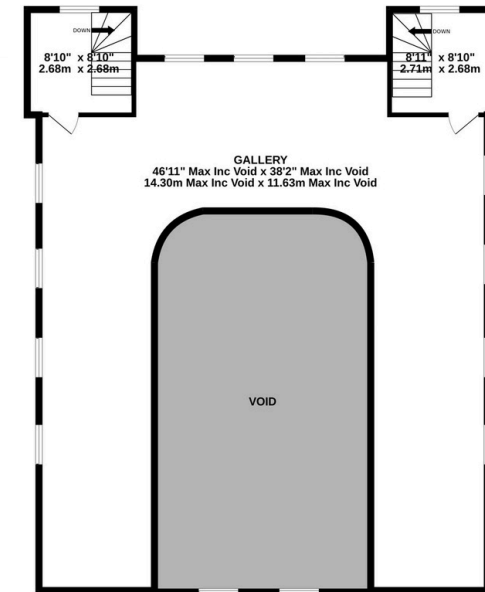
BASEMENT



GROUND FLOOR



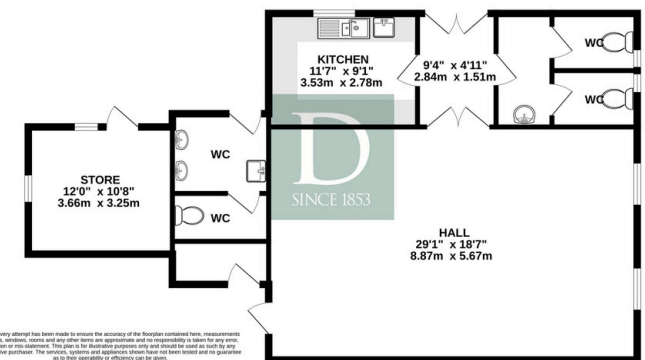
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR



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VIEWING

Strictly by arrangement with the agents.

CONTACT US

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