



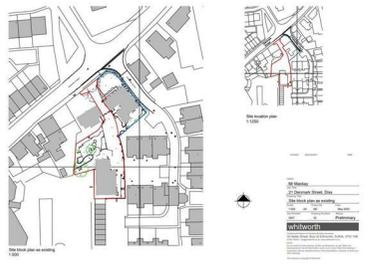
Denmark Street | Diss | IP22 4LE

Offers In The Region Of

£130,000

twgaze





## Location

An excellent opportunity to acquire a residential building plot with full planning permission in an established and well-regarded area of Diss. The plot sits in a tucked-away position off Denmark Street and provides the chance to build a detached four-bedroom home with parking and gardens.

Planning consent was granted on 15th February 2021 under reference 2020/2463. The approved plans allow for the removal of a former shed/workshop and the construction of a two-storey dwelling extending to approximately 175 sqm (1,883 sq ft). Some initial site works have been completed, and it is understood this secures the planning permission as extant. The Community Infrastructure Levy (CIL) charge of £12,294 will be payable by the purchaser.

The proposed layout includes generous internal accommodation, ideal for family living, with private garden space and off-road parking.

## Access

Access will be via a private driveway from Denmark Street, which will be shared in part with the neighbouring property.

## Services

The plot is currently unserved. It will be the responsibility of the buyer to arrange for the connection of mains services following completion.

## How to get there

[What3words///adapters.pulsing.sparkle](https://www.what3words.com/adapters/pulsing.sparkle)

## Viewing

Strictly by appointment with TW Gaze.

## Freehold

Ref:2/19938



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(1-28) F			
(1-28) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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