



Church Lane, Hepworth - IP22 2QE



Church Lane

Hepworth, Diss

This exciting opportunity in the RURAL VILLAGE of HEPWORTH offers the chance for purchasers to acquire a range of agricultural unconverted barns with PLANNING PERMISSION APPROVED for the conversion of 1 detached unit. The main agricultural building is approximately 5000 SQFT (stms) and the planning permission currently approved is for the conversion of an older barn adjacent into one detached dwelling extending to approximately 2000 SQFT. There is clear potential however to convert the larger barn (stpp) into further dwellings. The barns currently sit within a large rural plot of 2.2 ACRES (stms) of paddocks with OPEN FIELD VIEWS beyond providing a wonderful backdrop. There is currently an electricity supply connected to the plots with the water provided via a shared borehole with the neighbouring properties.

Tenure: Freehold



- Exciting Re-development Opportunity
- 2.2 Acres (stms)
- Large Unconverted Barns With Planning Permission
- Approved For 1 Large Dwelling of 2000 SQFT
- Potential For 3 Dwellings (stpp)
- Stunning Rural Location With Far Reaching Views
- Rarely Available Proposition
- Located Close To Bury & Diss

OUT & ABOUT

Hepworth is a small village set in an attractive, gently rolling area of north Suffolk which offers an idyllic rural lifestyle but with good access to amenities. The nearby villages of Botesdale and Rickingham offer good local shopping, schooling and medical facilities. The historic town of Bury St Edmunds lies some 11 miles away via the A143, allowing connections to the A14 leading to the Midlands and motorway network. Around 10 miles to the north is the market town of Diss which provides extensive local and national shopping, schooling to all levels, sporting and recreational facilities including rugby, cricket and football clubs along with an 18 hole golf course. Diss has a mainline rail station providing regular commuter services to Norwich and London Liverpool Street.



SETTING THE SCENE

The land is approached via Church Lane, a quiet position within a rural location out of the village of Hepworth with gated access to the barns and land beyond.

FIND US

Postcode : IP22 2QE

What3Words : ///flattered.marketing.normal

VIRTUAL TOUR

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

AGENTS NOTE

The planning number which relates to the planning permission on this site is DC/15/1833/CLP. only half of this application is relevant to what is being sold as the vendor has retained the front section for future development but may well be open to sensible discussion with any nterested parties. Mains electricity supply is currently connected. No other services are connected.







THE GREAT OUTDOORS

The barns currently on the plot sit towards the front of the plot with all the paddocks and land found beyond. All the land beyond is mainly laid to lawn with fencing as well as wonderful field views beyond.







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