

For Sale: Residential Development

DURRANTS
COMMERCIAL



Former Storage Building, Old Chapel Yard, Harleston,
Norfolk, IP20 9AJ
Price Guide: £125,000



DESCRIPTION

Durrants have been instructed to offer this residential development site with planning permission tucked away in the heart of Harleston town centre.

Harleston has a population of around 5,000 which is significantly expanding with the projected 600 new houses to be built under the Emerging Local Plan. This is an attractive centre serving a wide hinterland of villages in South Norfolk and North Suffolk. Locally there are a good range of services and many independent shops, cafes, pubs and restaurants. There is in addition a medical centre, dentist, veterinary surgeries and schooling up to GCSE level. The town benefits from free car parking on two sites centrally located.

PLANNING

Full planning permission was granted in February 2021 under reference 2020/2098 for the demolition of an existing redundant storage building and erection of a 3 bedroom residential dwelling.

Furthermore planning permission was granted on 26th May 2022 under reference 2022/0643 for the change of use of the adjoining land to residential garden for use in conjunction with the subject dwelling.

A full planning pack is available on request.

EXISTING ACCOMMODATION

Timber framed barn previously used as a storage building.

SERVICES

Mains water, electricity, gas and foul drainage are believed available.

ACCESS

The property is accessed for vehicular and pedestrian purposes from Old Chapel Yard, a road directly off the main town Thoroughfare. This is privately owned but there are no maintenance obligations on the buyer of the subject property.

VAT VALUE ADDED TAX

The property is not registered for VAT.

TENURE & POSSESSION

Tenure: Freehold with Vacant Possession given on completion.



LOCATION

The barn is located in Old Chapel Yard, off the main Thoroughfare in the centre of Harleston town.

- Norwich – 20 miles
- Beccles – 15 miles
- Diss – 9 miles
- Southwold – 23 miles

DIRECTIONS

Easting: 624502 Northing: 283365

On leaving the agent's Harleston office on foot travel south along the Thoroughfare. The turning to Old Chapel Yard will be found on your right hand side next to Coopers shop on the main Thoroughfare.

PROPOSED ACCOMMODATION

| Plot | Sq.m | Sq.ft |
|--------------|------------|--------------|
| Barn 1 | 109 | 1,171 |
| Total | 109 | 1,171 |

The above includes three bedrooms. See floorplans.



USEFUL CONTACT DETAILS

South Norfolk Council, South Norfolk House, Cygnet Court, Long Stratton, Norwich, NR15 2XE.
Tel: 01508 533633

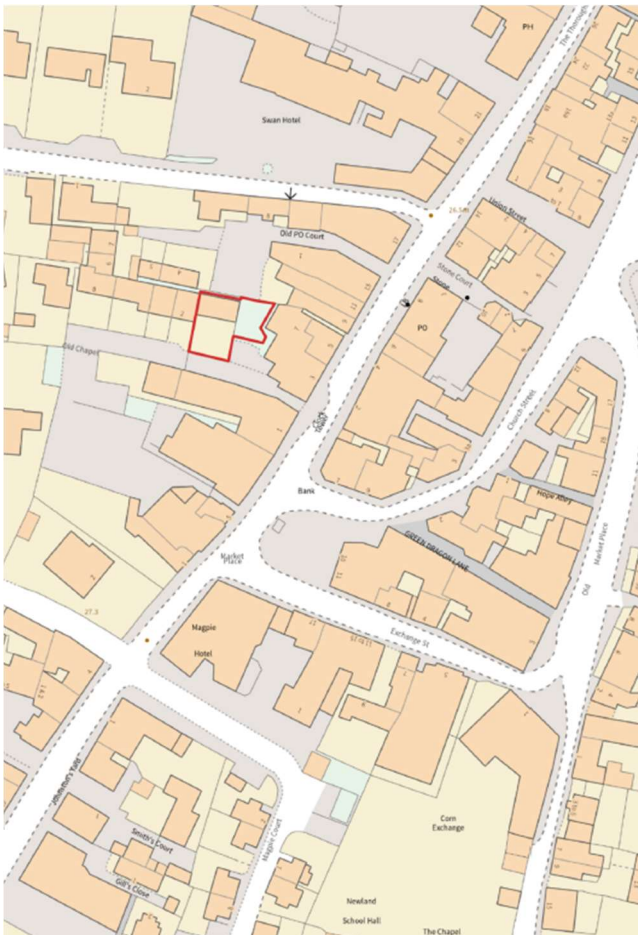


LEGAL COSTS

Each party to bear their own legal and surveyors costs in connection with the sale.



SITE PLAN



VIEWING

Strictly by arrangement with the agents Commercial Office.



CONTACT US

Durrants Commercial, 32-34 Thoroughfare, Harleston, Norfolk, IP20 9AU Tel: 01379 851038
Email: commercial@durrants.com

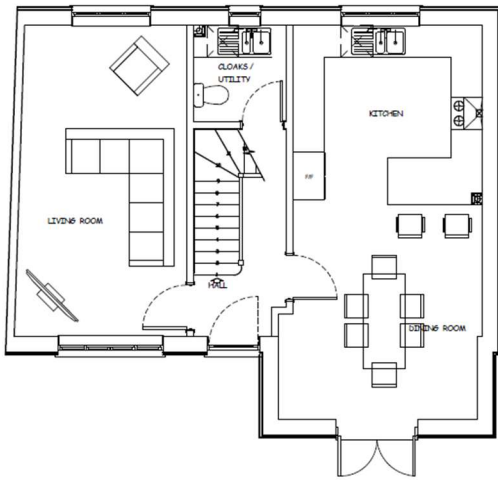
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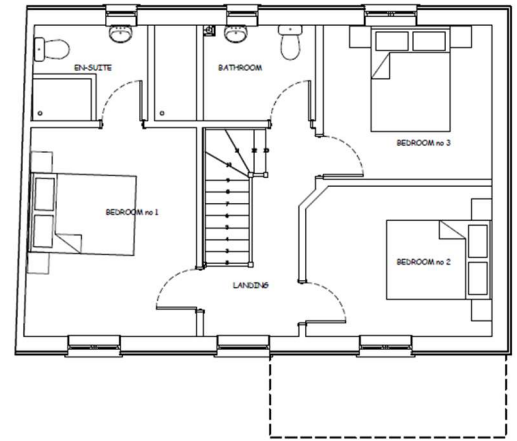
PROPOSED SITE LAYOUT



PROPOSED FLOORPLANS

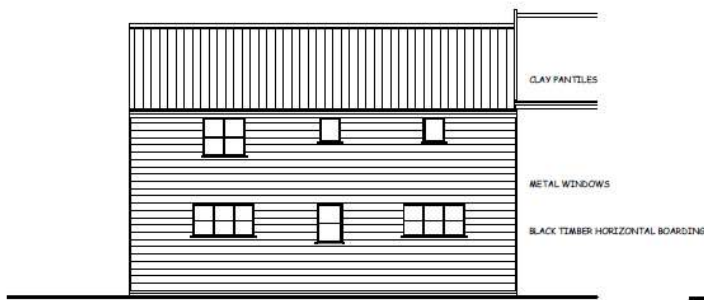


GROUND FLOOR PLAN 1/100 scale. OVERALL AREA: 109m²

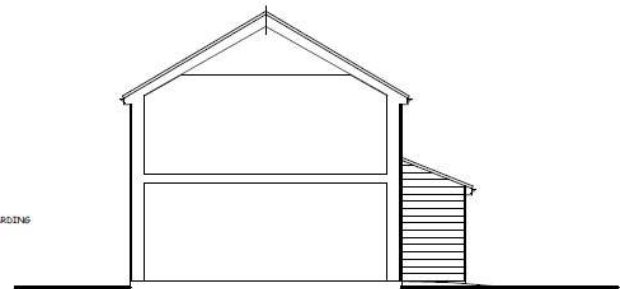


FIRST FLOOR PLAN 1/100 scale.

PROPOSED ELEVATIONS



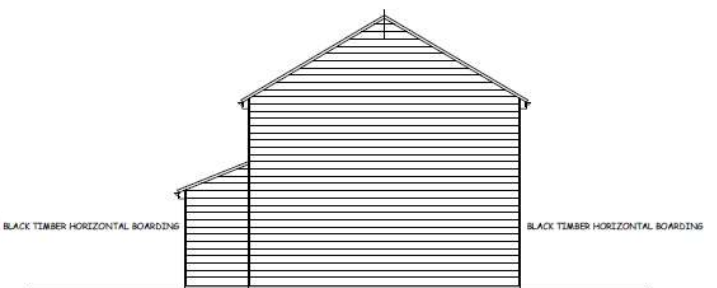
REAR ELEVATION 1/100 scale.



ELEVATION / SECTION 1/100 scale.



FRONT ELEVATION 1/100 scale.



SIDE ELEVATION 1/100 scale.

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IMPORTANT NOTICE

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.