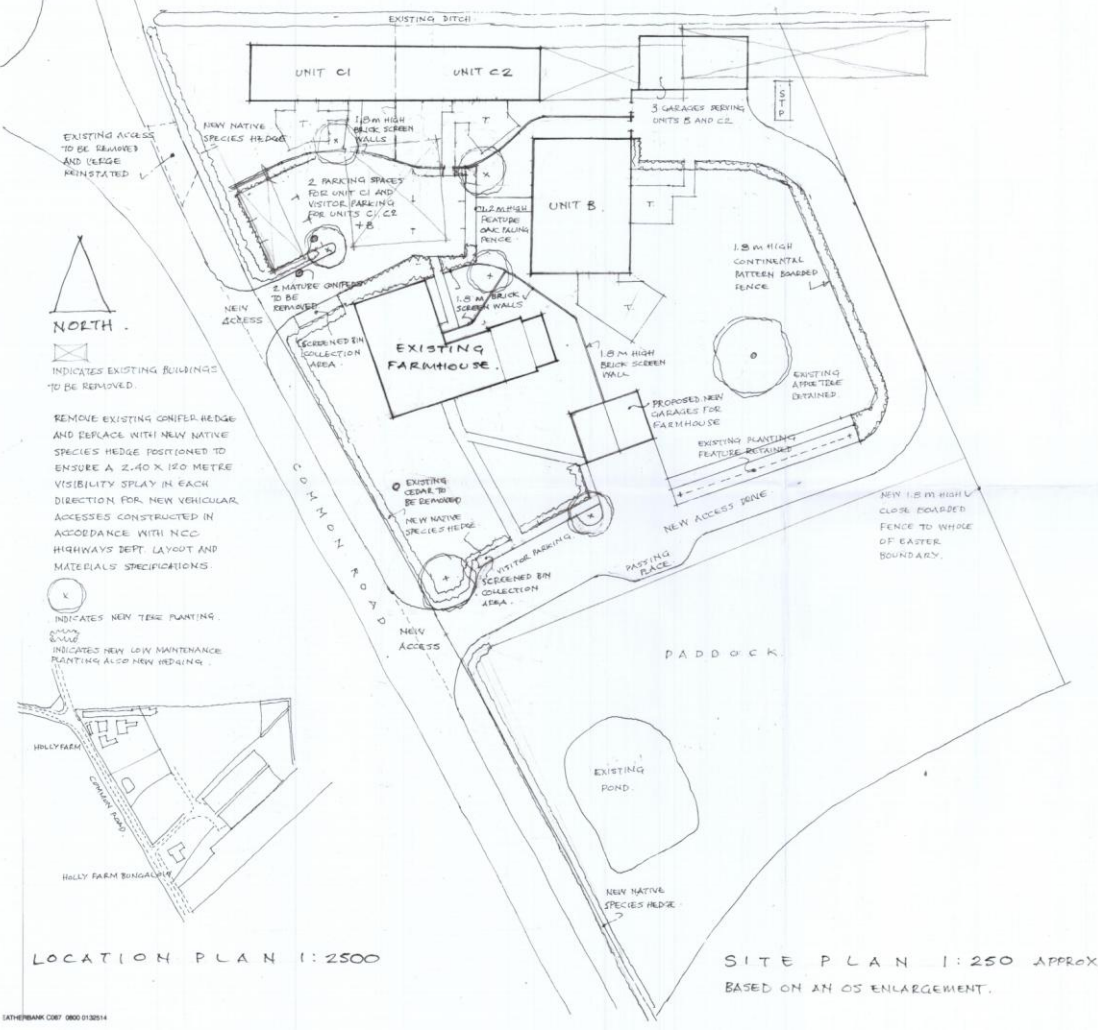




Holly Farm and Monty's Barn
Common Road
Bressingham
Diss
IP22 2BG

Guide Price £595,000





| REV | DATE |
|-----|------|
| | |

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 Architectural & Planning Services Consultant

Tel. 01379 642555
 PROPOSED DEVELOPMENT,
 HOLLY FARM, COMMON ROAD,
 BRESSINGHAM.
 FOR MR & MRS HUDSON.
 SITE + LOCATION PLANS - SCHEME 2

SCALE 1:250+1:2500 DATE NOV. 2019

DRG. NO. 1710.16
 PLAN-HOLLY-FARM A1

Rare renovation opportunity with a detached period farmhouse in need of improvement with the addition of barns with planning permission for residential conversion.

Location

Holly Farm is hidden away in Bressingham in a quiet position but is far from being isolated. The village is in several parts but as a whole has various local amenities such as the shop, primary school and fine church. The surrounding countryside is gently rolling providing a number of circular walks. For wider facilities the bustling market town of Diss is just 2 miles away and has a vibrant centre offering local and national shopping as well as numerous public houses and eateries. Diss High School offers a sixth form and is Ofsted rated as 'Good', and for those enjoying sports there are various clubs including rugby, bowls, tennis and an 18 hole golf course as well as many others. The transport links in the area provide a swift route to Norwich, Ipswich and Bury St Edmunds all with 25 miles, and additionally there is a mainline rail station giving a journey to London Liverpool of just 90 minutes. Holly Farm combines a lovely private position with good access to facilities.





The Property

Holly Farm is the only property on the site which is currently occupied and liveable and offers the purchaser an opportunity to re-configure and improve the accommodation currently on offer to suit their individual needs. Converting both floors of the northern elevation of the building into a bedroom and reception room would create a good sized four bedroom, three reception room property. Furthermore, there is the potential to create two more bedrooms in the loft space once converted.

Monty's Barn is the largest of the two barns on the property of Holly Farm that have been granted consent to convert into residential dwellings. The current consent grants the conversion of the timber framed barn into a substantial 3 bed, detached dwelling across two floors with an open plan kitchen, dining and living space.

To the northern boundary of the site exists a semi-derelict barn which has full planning permission to be converted into two 2 bedroom residential units. These would make ideal holiday cottages or alternatively an annex space for those with a need for a separate residential dwelling. The opportunity here to create a property which could provide an income is an attractive proposition and fulfils a need in the current market.

The full planning consent can be viewed on South Norfolk Council's website under planning reference 2019/1608.

Outside

The red line site plan details the land area being sold with Holly Farm. The total site measures approximately just over 1 acre, with the majority of the garden being laid to lawn. The site plan shows the proposed garden layout for each property, something which we think could be reconfigured to suit the needs of the residents much better.

Community Infrastructure Levy (CIL)

South Norfolk council has adopted CIL and it is the purchaser's responsibility to explore whether they would qualify for any CIL exemptions.

Services

Oil fired central heating system, mains water and electricity, septic tank drainage.

Directions

From Diss head north on Shelfanger road towards Shelfanger. Before entering the village, take the left hand turn onto Lodge Lane. At the end of the lane, turn right onto Common Road where Holly Farm will be found on the right hand side a short way along.

Viewing

Strictly by appointment with TW Gaze.

Freehold

Ref: 2/18470/18471/CJC

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 68 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | 15 G | |

Important Notice

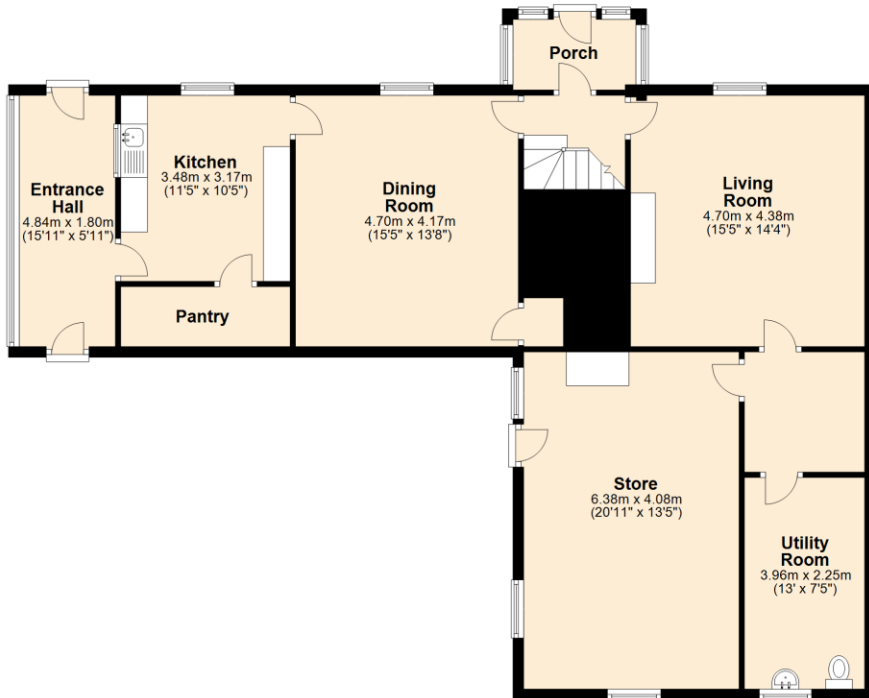
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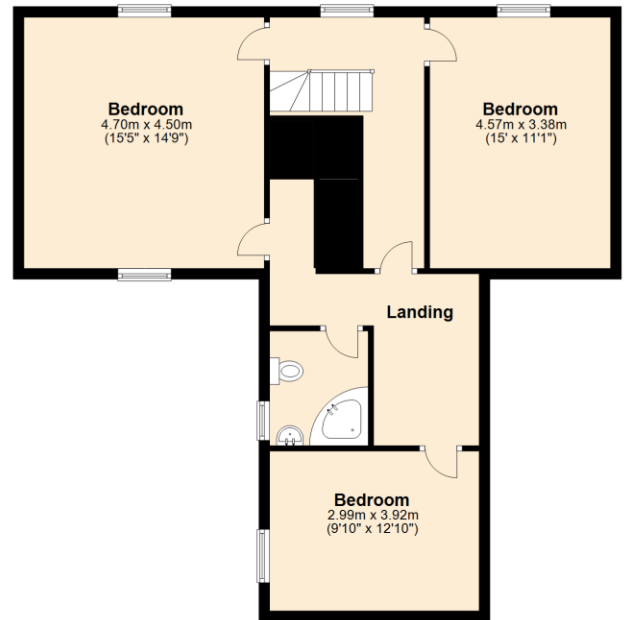
Ground Floor

Approx. 119.1 sq. metres (1282.3 sq. feet)



First Floor

Approx. 76.3 sq. metres (821.3 sq. feet)



Total area: approx. 195.4 sq. metres (2103.7 sq. feet)

For illustrative purposes only. NOT TO SCALE.

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