



CHAPMAN
CHARTERED SURVEYORS

THE OAKS, JARRETT'S YARD, CHURCH STREET, DISS IP22 4DD

0.057 Ha / 0.141 acres



TOWN CENTRE RESIDENTIAL DEVELOPMENT SITE (STPP)

Ref: 181306

T. 01379 687645

CONTACT@CHAPMANSURVEYORS.CO.UK

WWW.CHAPMANSURVEYORS.CO.UK



Regulated by RICS

FOR SALE

Town centre site with development potential (subject to planning permission)

0.057 Ha / 0.141 acres

LOCATION

Diss is a thriving market town in south Norfolk with a population of approximately 7,500 people and a catchment of some 50,000. It has a wide range of services and amenities including a mainline railway station on the Norwich to London Liverpool Street line.

The property is located just out of the town centre between Diss telephone exchange and Diss JobCentre Plus and adjacent to residential property. Access is across a shared driveway from Church Street but the site itself is fully secured by fencing and double metal gates.

DESCRIPTION

The property was used for many years as a children's nursery but is now vacant. The nursery building is of timber construction under a pitched profile metal sheet roof.

FLOOR AREAS (GIA)

Ground floor	98.0 sqm	1,055 sqft
--------------	----------	------------

SITE AREA

Total	0.057 Ha	0.141 acres
-------	----------	-------------

TENURE

The property is vacant.

ENERGY PERFORMANCE CERTIFICATE ('EPC')

Energy rating: D (82)

PLANNING

Planning permission in principle has been granted for development of the site with 1-4 dwellings following demolition of the existing building (South Norfolk Council planning ref: 2024/1085).

METHOD OF SALE

Unconditional offers are invited for sale by private treaty.

GUIDE PRICE

£300,000 freehold with vacant possession.

SERVICES

Mains water, gas, electricity and foul drainage.

BUSINESS RATES

Rateable Value (RV): £16,750

REGISTERED TITLE

NK247568

LOCAL AUTHORITY

South Norfolk Council.

VIEWING AND FURTHER INFORMATION

Strictly by prior arrangement with the sole selling agents only:

Tel: 01379 687645

Email: contact@chapmansurveyors.co.uk



AGENCY

MANAGEMENT

PLANNING

PROFESSIONAL

VALUATION

Chapman Chartered Surveyors for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice that: (1) they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property; (2) any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom; (3) the property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof; (4) no liability can be accepted for any misstatement, omission or errors in these particulars; and (5) these particulars do not constitute an offer or contract or any part thereof.

Planning and Environment

The Horizon Centre, Broadland Business Park, Peachman Way,
Norwich, NR7 0WF
Tel 01508 533633 / 01603 430509 Text phone 01508 533622
Freephone 0800 3896109
Email planning@southnorfolkandbroadland.gov.uk
Website www.southnorfolkandbroadland.gov.uk



Agent

Mr Martin Page
28 Woodside Way
St Ives
Cambs
PE27 3JQ

Applicant

Messrs David And Michael Bone
The Granary And Coach House
Low Road
Worham
Diss
IP22 1SH

DECISION NOTICE

Town and Country Planning Act 1990

Reference : 2024/1085
Application Type : Permission in Principle
Applicant : Messrs David And Michael Bone
Location : The Oaks Jarretts Yard Church Street Diss Norfolk IP22 4DD
Proposal : Residential development of up to 4 dwellings
Date of Decision : 14 January 2025

Permission in principle **has been granted** for the carrying out of development referred to above in accordance with the application form and plans submitted.

No conditions

1. Permission in Principle is permitted for up to 4 no. dwellings within the site shown on the submitted Location Plan received 4 April 2024.
2. The applicant needs to be aware that the Community Infrastructure Levy (CIL) will be applied to development on this site. The amount of levy due will be calculated at the time the technical details application is determined. Further information about CIL can be found at <https://www.southnorfolkandbroadland.gov.uk/community-infrastructure-levy>
3. Please be aware that there is a unilateral undertaking associated with this application agreeing to pay a contribution as mitigation for Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy (GIRAMS).

This permission refers only to that required under the Town and Country Planning Act 1990 and does not include any consent or approval under any other enactment, bylaw,

order or regulation and specifically any consent required under the Building Regulations 2010 (as amended). The attached notes for applicants are also part of this decision notice.

A handwritten signature in black ink, appearing to read 'C. Evans', written in a cursive style.

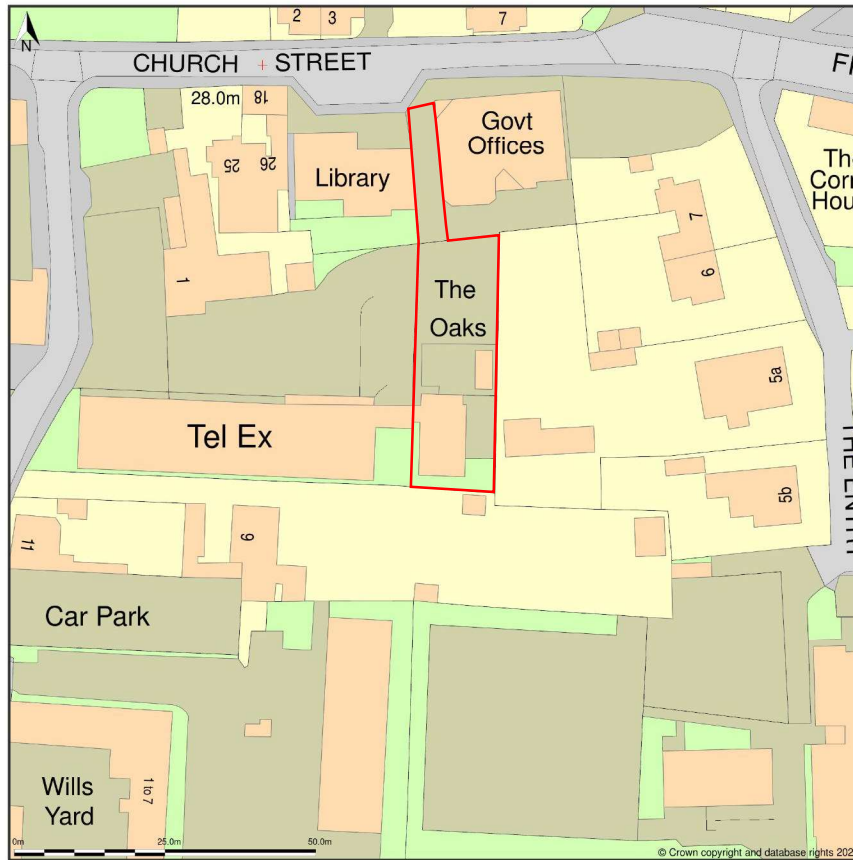
Assistant Director - Planning

How did we do? Let us know your feedback on the service you received.
<https://www.smartsurvey.co.uk/s/CSANew2021/>

Permission in Principle application for residential development
with 1 - 4 dwellings following demolition of existing building
(formerly a children's nursery) at The Oaks, Jarretts Yard, Church
Street, Diss, Norfolk. IP22 4DD



Location Plan



Location Plan shows area bounded by: 611763.4, 279849.28 611904.82, 279990.7 (at a scale of 1:1250), OSGridRef: TM11837991. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

Produced on 27th Mar 2024 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2024. Supplied by www.buyaplan.co.uk a licensed Ordnance Survey partner (100053143). Unique plan reference: #00889413-B70A57.

Ordnance Survey and the OS Symbol are registered trademarks of Ordnance Survey, the national mapping agency of Great Britain. Buy A Plan® logo, pdf design and the www.buyaplan.co.uk website are Copyright © Passinc Ltd 2024.

Scale 1:1250

Drawing No. 1/2024