



**Mill Road, Winfarthing, Diss, IP22 2BF**

**Offers over £150,000**

DEVELOPMENT OPPORTUNITY - AN EXCELLENT OPPORTUNITY TO ACQUIRE A BUILDING PLOT WITH CONSENT TO CONVERT AN EXISTING BARN INTO TWO DWELLINGS, WITH EACH PROPOSED SEMI-DETACHED DWELLING BEING A TWO BEDROOM SINGLE STOREY PROPERTY.

## Property Description

### Situation

The existing agricultural barn occupies a pleasing position on the outskirts of the village of Winfarthing and adjacent to Mill Road. The current development comprises of similar converted dwellings (all originally having been agricultural buildings) and found within the surrounding open rural countryside. The development is accessed off Mill Road to the south of the village. Winfarthing itself is a traditional village lying some 4 or so miles to the north of Diss. The historic market town of Diss is located on the south Norfolk borders and offers an extensive and diverse range of many day to day amenities and facilities with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

### Description

Full planning permission has been granted for the conversion of an existing agricultural building to form x2 two bedroom single storey dwellings, each having off-road parking, southerly facing rear gardens and rural views over farmland. The internal area of the existing dwelling is 136 square metres with each proposed new dwelling being approximately 66.9 square metres in size and providing a kitchen/dining area with living room, family bathroom and two double bedrooms. The overall size of the plot is approximately 28 metres in length x 28 metres in width.

For further information regarding the planning please visit South Norfolk Council website and search Planning Reference 2015/2594 or alternatively contact the selling agent for further supporting documents and information.

### Access

The proposed dwellings will be accessed off an existing driveway adjacent to Mill Road whereby right of way access will be granted for vehicular and pedestrian access to the new dwellings.

### Services

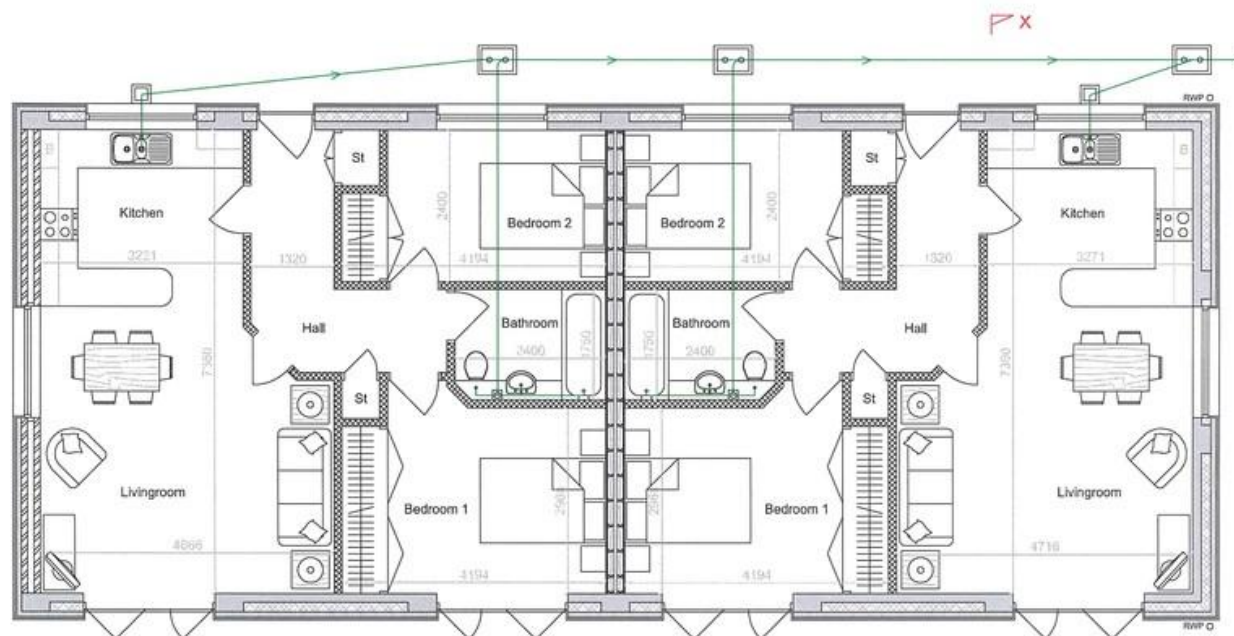
Currently there are no services connected to the dwelling, however water and electricity are connected into the site and any oncoming purchaser will be able to deal direct with the vendor to have the statutory undertakers connect to the existing infrastructure and connect to the new dwellings. There is already an existing sewage treatment plant and permission will be given for the new dwellings to feed into.

**VIEWINGS:** Strictly by appointment with Whittleby Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808.

**OUR REF:** 7238







Floor Area = 135m²