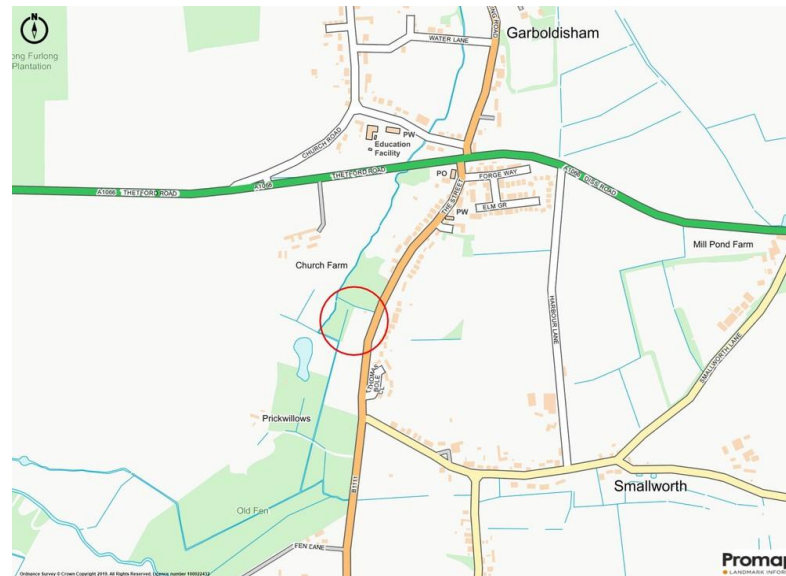
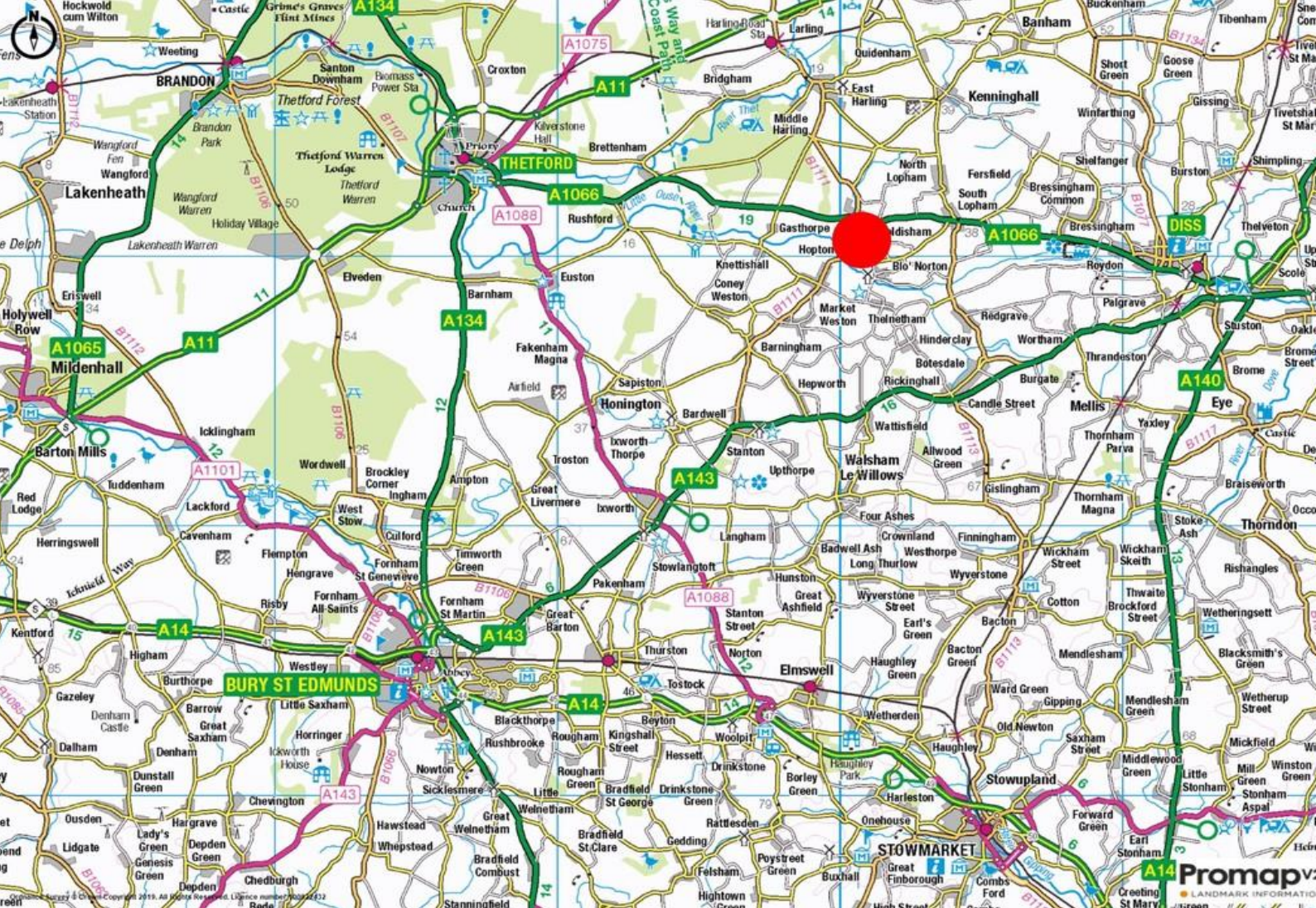




Development Site
Hopton Road
Garboldisham
Diss
IP22 2RQ

Offers Over £500,000





- Development Site for 7 dwellings
- 0.04ha (1.00ac)
- Well served village
- Good accessibility
- Backs onto woodland

Location

This site is on the southern edge of the popular village of Garboldisham. It has good road frontage and backs onto woodland on three sides. The village has a well run shop, community run Public House, primary school, modern village hall and fine church. There is good accessibility to Bury St Edmunds (16 miles), Diss (8 miles), Thetford (10 miles), Norwich (27 miles) and the A14 corridor at Newmarket (30 miles).

The Site

The site extends to 0.40ha (1.00ac) and is level grassland.

Planning

Outline Planning Consent has been passed by Breckland Council on 2nd October 2019 under planning reference 3PL/2019/0514/O for the erection of 7 dwellings with associated garaging/parking areas. 3 of the dwellings are shown as detached with the remaining four dwellings being semi-detached.

Community Infrastructure Levy (CIL)

Breckland Council has not adopted CIL and therefore there is no CIL to pay.

Services

Purchasers should make their own enquiries in relation to the position and availability of services. There is an existing UKPN transformer at the front of the site and the existing overhead lines will need to be placed underground. Foul drains will be to the Anglian Water mains drains.

Directions

From Diss heading west on the A1066 towards Thetford. In Garboldisham turn left signed to Bury St Edmunds and the site will be found on the right towards the edge of the village.

Viewing

Strictly by appointment with TW Gaze.

Freehold

Ref: 2/18146/MS

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