



The Burrows  
69 The Street,  
Brockdish,  
IP21 4JX

Guide Price: £260,000

RE-BUILD/RENOVATION PROJECT





- Stunning location
- Overlooking The Waveney Valley
- Detached, non-estate bungalow
- Bungalow requires rebuild/renovation
- Mature, elevated grounds, 1.39 ac
- Preliminary Planning investigations have been made for demolition for new dwelling
- No chain
- **CASH BUYER** interest invited

### Location

The bungalow is found on the edge of Brockdish, a village found along the Waveney Valley on the Norfolk/Suffolk border. The nearest town of Harleston is just a few miles away, with Diss also only 7 miles away and offered a wide range of facilities. Diss offers a surprising number of independent specialist shops and businesses providing a wide variety of goods and services including three national brand supermarkets. The town has well regarded schools, good sporting and leisure facilities and a wide range of social activities. Diss rail station lies on the Norwich to London Liverpool Street mainline, a journey to London scheduled to take around 90 minutes. The regional, cultural and business center of Norwich lies approximately 25 miles to the north.





### **The Property**

The Burrow represents an exciting and unique opportunity to not only rebuild and renovate the existing bungalow on the site, but also re-sculpture the outside to its former glories - which has exceptional views which proudly overlook the Waveney Valley. The plot, which extends to roughly 1.39 ac, has been partly cleared and ready for landscaping, with the higher sections still thick and wild with the natural landscape. The bungalow, which is of non-standard construction, is currently secure, with windows in place, but stripped back to a 'shell', with the internal walls removed and only chimney breasts still remaining. Whilst this is an idea project and is rare to find due to its location and lofty grounds, there may be scope for demolition, with the vision of a new build dwelling on the site - subject to planning permission being granted

### **Potential site re-development**

The sellers engaged architects to produce planning drawings for the proposal of a brand new, detached dwelling to replace the existing bungalow and have received a positive pre-planning response from South Norfolk planning department (correspondence and drawings available for inspection upon request). Call the sales office for more information.

### **Agents note**

Due to the condition and non-standard construction of the property, we encourage 'cash' buyer enquiries only.

### **Services**

Mains electricity and water. Private drainage system.

### **How to get there**

W3W: [///showcases.vans.squares](https://www.showcases.vans.squares)

### **Viewing**

By appointment with TW Gaze

### **Freehold**

### **Council Tax band: C**

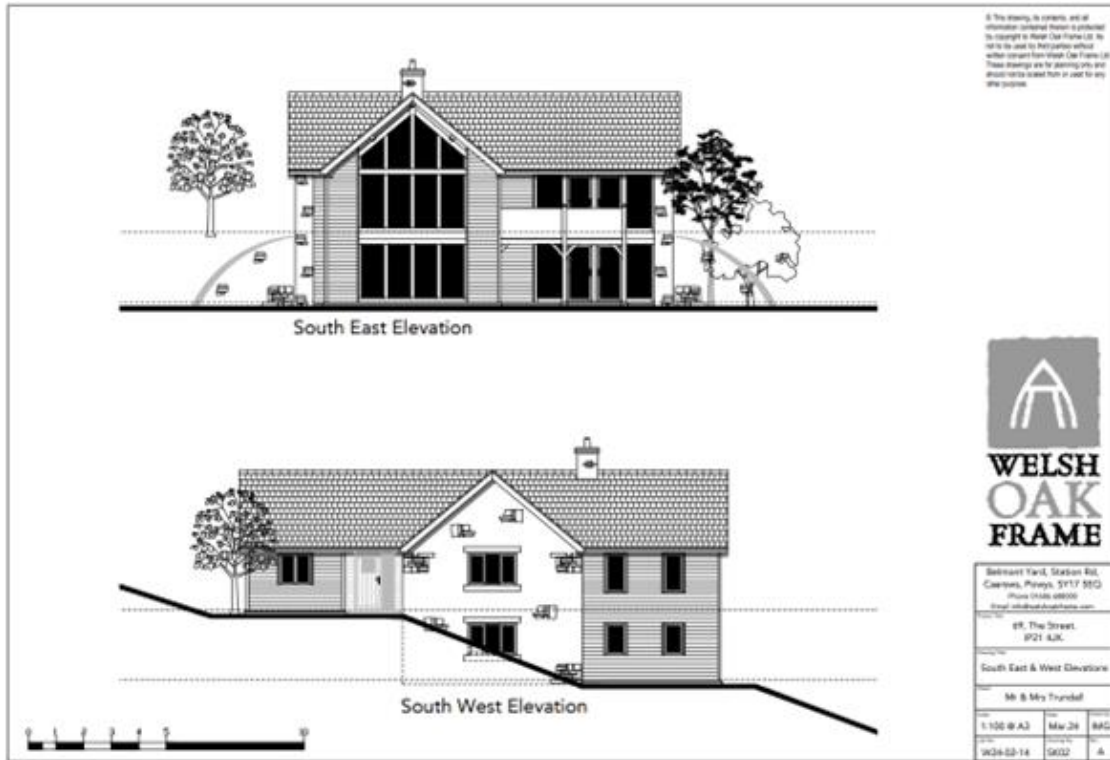
**Ref:** 2/19768/RM

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While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



Plans obtained by sellers



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