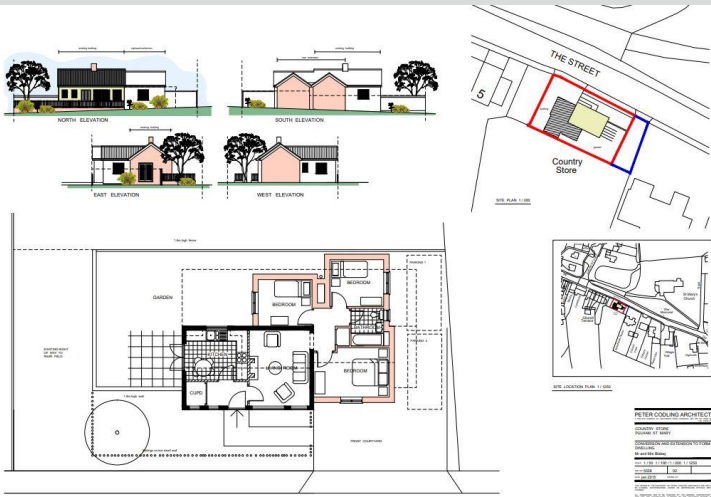




The Country Store
The Street
Pulham St Mary
Diss
IP21 4RD

Planning Permission for single storey
residential property
Guide Price £170,000



Unique opportunity to acquire historic store in popular South Norfolk village with planning permission for a conversion to a single residential dwelling.

Location

This property enjoys a quiet and rural location on the outskirts of the village which is well known for its excellent community hall, The Pennoyer Centre - an inspiring venue which runs a number of events and activities along with a popular café. To the north lies the larger village of Pulham Market which is well served by a doctors surgery, village school, pub and post office/stores. Around 4 miles to the east lies the Victorian town of Harleston, an attractive town with a number of amenities and shops. Some 8 miles to the south west lies the larger town of Diss which sits on the Norfolk/Suffolk borders. Diss is a bustling market town which has three national brand supermarkets, a range of interesting and independent shops, good sporting and social facilities including an 18 hole golf course, schooling to sixth form level, a number of local and national businesses and a mainline railway station on the London to Liverpool Street line (a journey to London taking around 90 minutes). The beautiful Heritage Coast is around a 30 to 40 minute drive.

Property

A unique opportunity to acquire a historic shop in the the popular village of Pulham St Mary. The shop is constructed of solid brick underneath a concrete tile roof. The property has acquired full planning permission for change of use to residential with new extensions and part demolition of an existing outbuilding. Further information can be found on South Norfolk planning portal with Ref. No: 2022/0873 | Status: Approved with Conditions. The current building extends to 85.1sqm / 916sqf

Outside

The garden will be to the side for parking and the land extends to the rear boundary of the current lean to extension

Services

Mains water and electricity

Directions

What3words - ///lousy.unlucky.retaliate

Viewings

Strictly through TWGaze

Freehold

Ref:

Scan for planning permission



Important Notice
TW Gaze for themselves and for their Client give notice that:-
1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TWV Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities. 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.

10 Market Hill

Diss

Norfolk IP22 4WJ

t: 01379 641341

33 Market Street

Wymondham

Norfolk NR18 0AJ

t: 01953 423 188

prop@twgaze.co.uk

www.twgaze.co.uk

