



Station Road, Burston, Diss, IP22 5UB
Guide Price £160,000 - £170,000



DEVELOPMENT OPPORTUNITY

An excellent opportunity to acquire a former granary, being the converted Burston railway station buildings closed by Dr Beeching in the 1960's, with planning permission for conversion into two 2 bedroom apartments offering gross internal areas of 1,162 sq ft and 1,129 sq ft respectively.

Station Road, Burston, Diss

Key Features

- Full planning granted
- Proposed two dwellings
- Rural position
- No onward chain
- Each dwelling over 1,000 sq ft
- Planning ref 2011/0533
- Council Tax Band
- Freehold
- Energy Efficiency Rating N/A.

Situation

The development is found to the outskirts of the village in a semi-rural position and forming part of an existing development of similar converted residential dwellings. Burston is a tranquil village found three miles to the north of Diss and offers a lovely assortment of many period and modern properties with good local amenities included schooling, public house, fine church and playing fields. The historic market town of Diss provides an extensive and diverse range of many day to day amenities and facilities having the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Full planning permission has been granted and preliminary works started for the conversion of a former granary into two separate dwellings. Each unit will occupy an internal square footage of in excess of 1,000 sq ft with accommodation over two floors with parking to the front & rear - two spaces per flat. Planning permission granted by South Norfolk County Council under planning ref 2011/0533.

The existing dwelling is a late 19th century part brick/clay lump building located within the yard of the former Burston train station as the name would suggest the building was purposely built for the storage of grain to a former corn mill. Planning approval will divide the property vertically, creating two generous size dwellings both in excess of 1,000 sq ft. Each property will have its own off-road parking space lying to the front.

Services

The agent understands electricity is connected, drainage will be via a shared septic tank which is situated to the southern side of the station site. Mains water is within close proximity. For additional services any oncoming purchaser will have to deal with the statutory undertakers directly for connection.

Access

The proposed dwellings will be accessed by a part shared driveway on first approach connecting through to other residential dwellings.

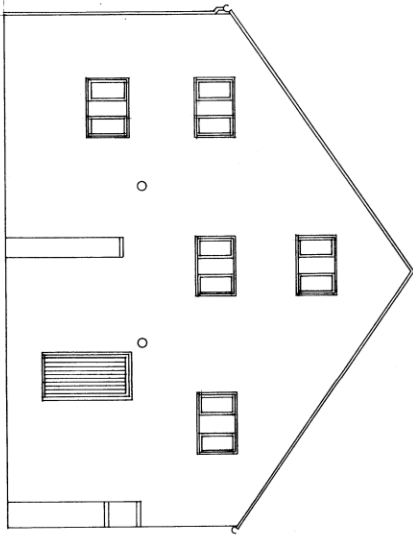
Viewings

Access to the site is strictly via the selling agent, please contact a member of the sales team on 01379 640808.

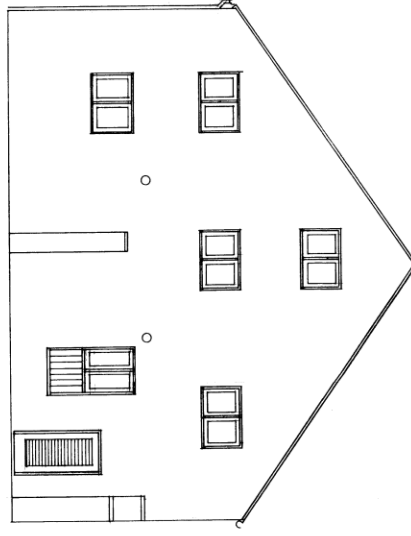
Our ref: 8215

Station Road, Burston, Diss

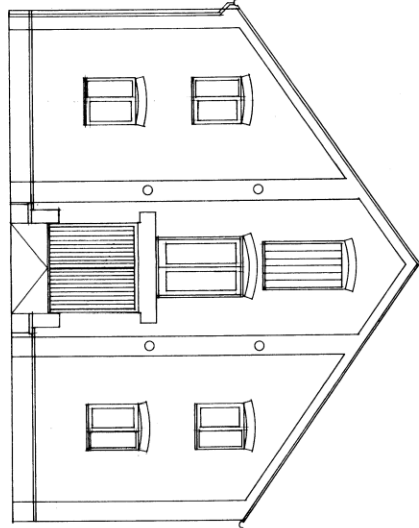
East elevation: existing



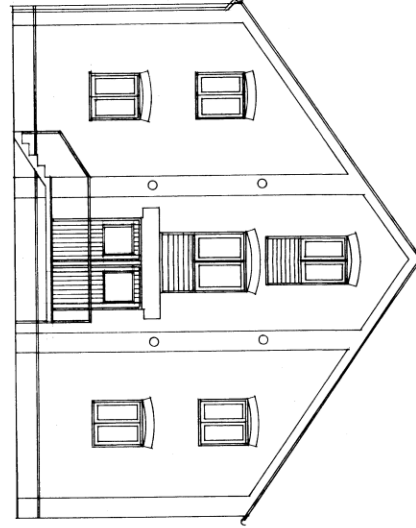
East elevation: proposed



West elevation: existing



West elevation: proposed



Scale 1:50 (metres)

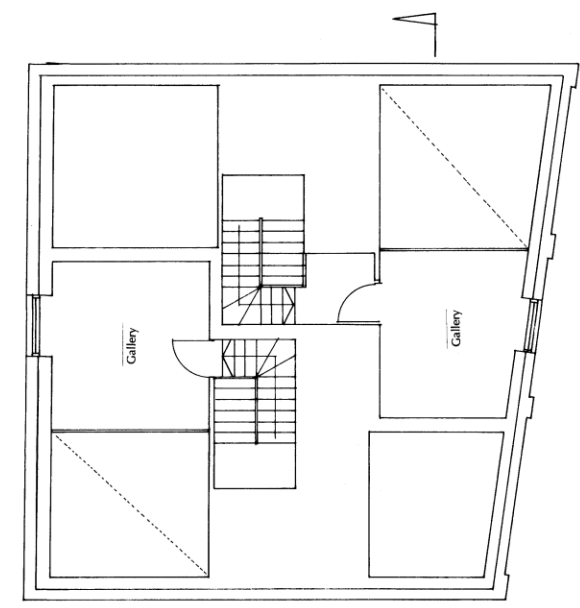
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Project
 The Granary, Burston

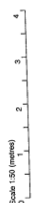
Elevations
 Scale 1:50

Status Planning application
Date March 2011
Number 11/09

Station Road, Burston, Diss



Attic floor



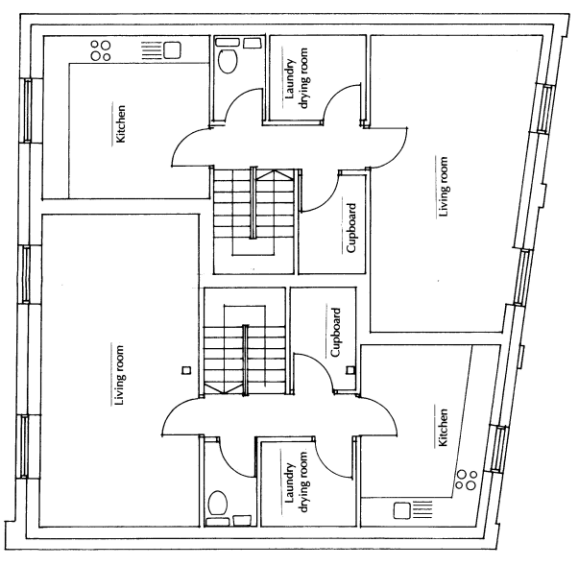
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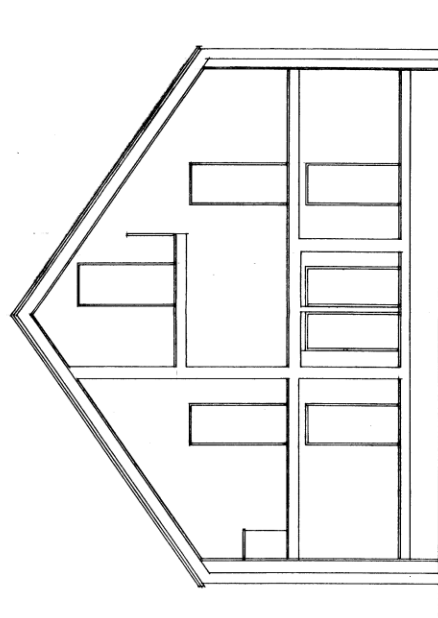
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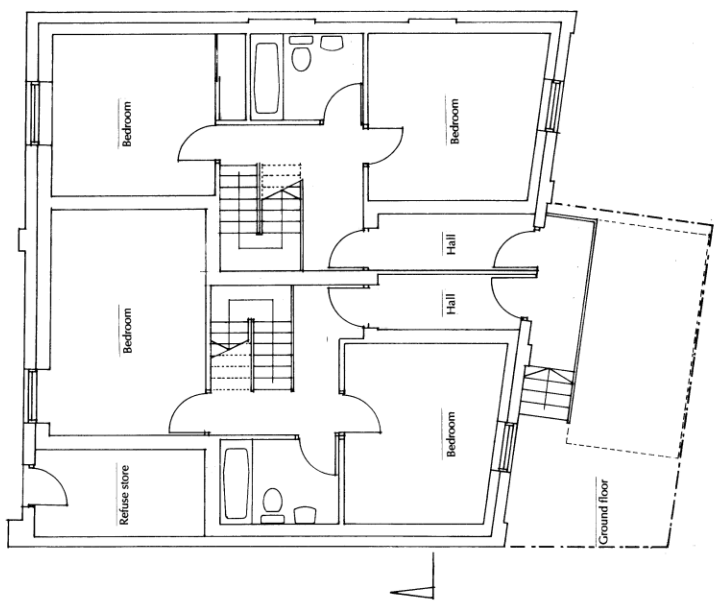
Proposed floor plans and section
Scale 1:50
Status Planning application
Date March 2011
Number 11/08



First floor



Section: proposed



Ground floor