22 REDENHALL ROAD

HARLESTON NORFOLK IP20 9EP

For Sale: Development Opportunity

DURRANTS
SINCE 1853

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Guide Price: £300,000

Key Features

- Development Opportunity
- Consent for 2x residential units and 1x commercial unit
- Two buildings
- Former shop & stores
- Town centre location
- Circa 3,654 sq.ft of accommodation
- Potential to adapt and change, subject to planning
- VAT not applicable on purchase price

DESCRIPTION

Durrants are delighted to present this multiple unit redevelopment and retail opportunity. The property comprises two buildings with planning permission to create two residential dwellings while retaining the ground floor commercial space.

The property is freehold and offered with vacant possession.

LOCATION

The properties can be found in the popular market town of Harleston in South Norfolk, located on the Norfolk/Suffolk border between the towns of Diss and Beccles. The property mainly sits on Redenhall Road with the rear stores located at Old Police Station Yard.

ACCOMMODATION

	sq m	sq ft
22 Redenhall Road	197	2117
2 Old Police Station Yard	143	1537
Total	340	3654

PLANNING

22 Redenhall Road – Planning permission was granted in November 2025 under reference 2025/2909 for the conversion of the first floor to a large three-bedroom apartment, retaining the ground floor commercial space.

2 Old Police Station Yard – Prior approval not required confirmed in November 2025 to convert this former Class E building to a two-bedroom dwelling.

SERVICES

Mains water, electricity, gas and foul drainage are available, we believe there may be three incoming electric services, one to each unit. Gas to front shop unit.

LEGAL COSTS

Each party to be responsible for their own legal costs.

LOCAL AUTHORITY

South Norfolk Council.

DIRECTIONS

On leaving Durrants Harleston office on foot, travel right along the Thoroughfare, which becomes Redenhall Road, where the property will be found on the right hand side.

What 3 Words: ///hesitate.suffix.reseller

IMPORTANT NOTICE

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

VIEWING

Strictly by arrangement with the agents.

CONTACT US

Telephone: **01379 851038**
Email: **commercial@durrants.com**

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