

**22 REDENHALL ROAD**  
HARLESTON NORFOLK IP20 9EP

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**For Sale:** Development Opportunity

Telephone: 01379 855455

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**DURRANTS**  
SINCE 1853

## 22 REDENHALL ROAD

HARLESTON NORFOLK IP20 9EP

**For Sale:** Development Opportunity

**Guide Price: £365,000**

### Key Features

- Development Opportunity
- Consent for three residential units and 1x commercial unit
- Three Buildings
- Former shop & stores
- Town centre location
- Circa 4,500sq.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 three buildings with planning permission to create three residential dwellings while retaining the ground floor commercial space.

The property is freehold and offered with vacant possession.

## ACCOMMODATION

	sq m	sq ft
22 Redenhall Road	197	2117
2 Old Police Station Yard	143	1537
The Old Police Station	77	827
Total	417	4481

## 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.

The Old Police Station – Planning permission was granted in August 2023 under reference: 2022-2177 to convert this former storage building into 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.

## 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.

## 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](#)





