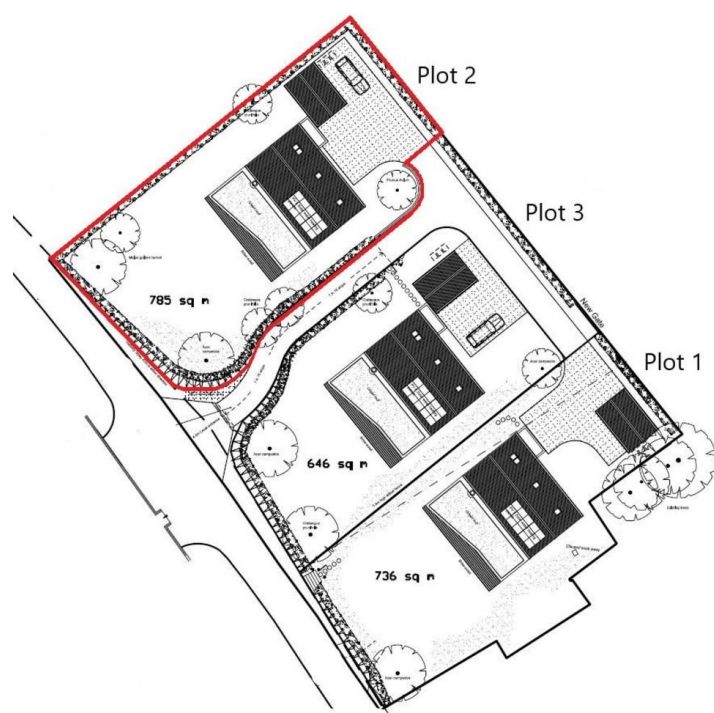


Plot 2 land opposite Oak View, Mill Hill, Peasenhall, Saxmundham, IP17 2LH

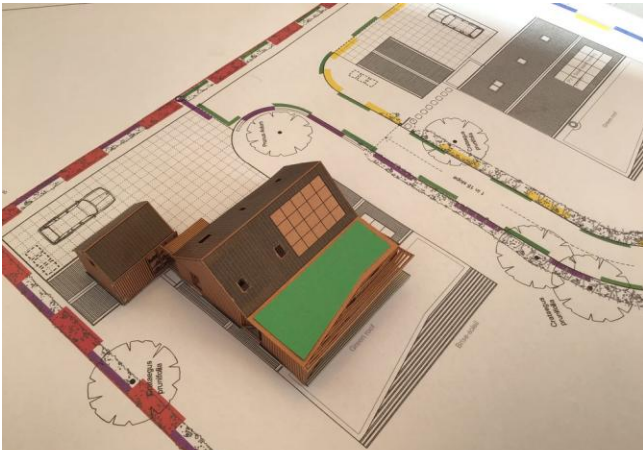


Freehold

Guide Price

£165,000

Subject to contract



Opportunity to purchase a plot within this development of three plots and construct your own Eco home.

Some details

General information

Planning permission has been granted by East Suffolk Council under application DC/18/1551 for the construction of three detached single storey houses with garages and there has been a further application granted under reference DC/19/4356 for a variation of conditions 2/5 and 10 to allow phasing of the development into four phases and for CIL liability to be separated for each plot. Phasing of this site has been broken down into B1 the site entrance and track; B2 house one; B3 house two; B4 house three.

The proposed dwellings, in accordance with the drawings submitted with the application, are for each property to be 106 sq.m (1,140 sq.ft) and the vision is for passive/eco-friendly self-build plots to fit with the ambitions for zero carbon housing.

The architects propose a three bedroom house with an open-plan kitchen/dining/sitting room with double-height dining area and wide sliding doors, wood burning stove, photovoltaic panels, South-facing veranda and potentially to be to passive house standard and for the homes to be future proof.

The individual plots offer a purchaser the opportunity to agree a final design/internal layout and materials with the local planning authority.

- Plot 1 - 736 sq.m.
- Plot 2 - 784 sq.m.
- Plot 3 - 645 sq.m.

Important information

Services - We understand that the water supply is available from Mill Hill with the provider being Essex & Suffolk Water.

UK Power Networks will be undergrounding the existing overhead cables along the new access and will replace the existing transformer with a ground level unit on the sellers land.

The proposals are for each new home to have a private drainage arrangement.

Tenure – Freehold

Prospective purchasers are advised to familiarise themselves with the conditions relating to this development and we understand that the sellers have carried out the archaeological survey work on site in order to discharge conditions 3 and 4.

Agents note

Phase 1 access and driveway.

The sellers are taking responsibility of the construction of the access road. There will be a shared maintenance cost between the 3 plots.

Where?

Peasenhall is a delightful Suffolk village with good community facilities including a deli, butchers and local village shop. A tributary of the River Yox runs through the village by way of a brook, with various bridge crossing points throughout the village. This select site is located just 100 meters from the main street along Mill Hill.

Directions

From Woodbridge follow Crown Place Road turning left at the roundabout onto the B1438 along The Quayside, Lime Kiln Quay Road and right at the roundabout onto The Thoroughfare. At the roundabout take the 1st exit onto Pytches Road and continue onto Bredfield Road. Turn left at the roundabout onto the A1152 and at the next roundabout take the 2nd exit onto the A12. Leave the A12 at the Peasenhall exit and follow this road for some distance continuing onto Church Street and into the village of Peasenhall. The development is located just 100 metres from the main street in the village along Mill Hill. ref.34745SJB.fr

Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

fennwright.co.uk

Viewing

To make an appointment to view this property please call us on 01394 333346



To find out more or book a viewing

01394 333346

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Consumer Protection Regulations 2008

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Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

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