



**The Firs, Jackson Road, Newbourne, Woodbridge, IP12 4NR**

**£395,000 FREEHOLD**

**DIAMOND  
MILLS**

*Established 1908*







A rare opportunity to purchase a plot of land on a private road in the picturesque village of Newbourne, measuring approximately 0.43 acres (subject to survey) with detailed planning permission granted to construct stunning contemporary home measuring approximately 2500 square foot.

The accommodation has been designed with phase three electrics to the single storey accommodation which could be utilised as separate annexe accommodation for multi generational living.

A site of this nature is extremely rare and interested parties are advised to contact the sole agent prior to view this exciting development opportunity.

### **LOCATION**

Newbourne is a popular village which offers all the joys of rural living without being remote. Lying between the River Orwell and River Deben, Newbourne is convenient for the A12, A14, Ipswich, Felixstowe and Woodbridge. The village also benefits from a myriad of walking and cycling routes, the Fox Inn Public House, a Church and village hall.

Martlesham is approximately five miles away from the plot offering two popular public houses and a retail park with a variety of national retailers.

The nearby village of Waldringfield is on the River Deben and provides further amenities, including a primary school, golf course, public house, sailing club, slipway and moorings.

Both Woodbridge and Felixstowe towns are within easy reach and provide an excellent range of retail and restaurant options.

### **PLANNING PERMISSION INFORMATION**

Full details of the permitted planning application can be found via the East Suffolk Planning Portal.

Application Title Erection of detached dwelling

Address The Firs Jackson Road Newbourne Woodbridge Suffolk IP12 4NR

Ref No DC/21/1745/OUT Validated Mon 12 Apr 2021 Status Permitted

DC/24/0251/ARM

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Approval of Reserved Matters of Planning Permission DC/21/1745/OUT -  
Erection of Detached Dwelling

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Firs Jackson Road Newbourne Woodbridge Suffolk IP12 4NR

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Reference DC/24/0251/ARM

Application Received Wed 24 Jan 2024

Application Validated Wed 24 Jan 2024

AddressThe Firs Jackson Road Newbourne Woodbridge Suffolk IP12 4NR

Proposal Approval of Reserved Matters of Planning Permission

DC/21/1745/OUT - Erection of Detached Dwelling

Status Permitted

Decision Application Permitted

Decision Issued Date Wed 20 Mar 2024

#### **AGENTS NOTE**

The Vendor's sole agent Diamond Mills and Company, understand there is currently mains power connected to the site and the successful purchaser would be responsible for making their own enquiries regarding the services, planning conditions and freehold responsibilities prior to unconditional exchange of contracts within six weeks of their solicitor receiving the draft contract papers from the Vendor's solicitor.

The property is also available as a new build at a price of £1,295,000 subject to contract.

#### **VIEWING**

By appointment with the Vendor's sole agent, Diamond Mills and Company.

#### **COUNCIL TAX BAND**

TBD

#### **AGENTS NOTE**

**DIAMOND MILLS & CO.** have not tested any electrical systems, appliances, plumbing or heating systems and cannot testify that they are in working condition.

#### **VACANT POSSESSION ON COMPLETION**

#### **VIEWING**

By prior appointment with the vendors agents -  
**DIAMOND MILLS & CO. (01394) 282281.**

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Ground Floor as Proposed  
1 : 100



First Floor as Proposed  
1 : 100

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING				
This document references the following file:				
Revision	Issue	Date	By	Check
P01	1st Formal Issue	11/07/23	VS	
P02	Planning	06/09/23	AO / VS	
P03	Reduction of Ridge Height	03/01/24	AO / VS	
P04	Planning	17/01/24	AO / VS	

Client		
Mr K. Ferris		
Project		
Fave Dwelling, The Fave, Newhouse (P12-418)		
Title		
Proposed Floor Plans		
Project No.	Drawing No.	Revision
6012 - 0300	P04	
Scale	Orientation	Sheet
1 : 100	@ A2	PRELIMINARY
By		
PC-Designer 0300		

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