



# Church Street, Eye

Guide Price £40,000 - £50,000

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The plot is found set back off Church Street and is accessed via Buckshorn Lane through the car park. The historic market town of Eye is situated within the beautiful countryside running through the Waveney Valley lying on the north Suffolk borders and offers a good range of day to day amenities and facilities with a lovely assortment of many period and historic properties. The larger town of Diss lies within seven miles to the north and offers a more extensive range of amenities and facilities along with a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Full planning permission has been granted for the erection of a one bedroom eco home with associated parking and sunken courtyard garden. The property will hold a square footage of approximately 530 sq feet spread across two floors and is accessed via a bridge over the courtyard garden. The overall site measures approximately 1335 square feet and the property when finished will be something extremely unique to the area. The proposal employs a muted material pallet that will allow the property to soften into its environment. Externally the walls are a mixture of black corrugated tin at first floor level which is currently used on the existing shed structure, 94x20mm natural larch rain-screen that will silver over time, will be used on the external basement wall. The mono-pitch roof will be wrapped in the same corrugated black tin as the first floor walls. Planning has been granted in accordance with the terms of the application and for more information please visit Mid Suffolk County Council's website searching planning reference DC/22/01929 for supporting documents, alternatively please contact the selling agent, Whittleby Parish 01379 640808.

Access will remain as existing, utilising the current right of way over the car park which is accessed via Buckshorn Lane.

Drainage - Foul drainage to be connected to existing local sewer, if required install pumping station to raise level.

Services - No services are currently connected to the site.

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



- Unique Development Opportunity
- Eco House
- Off Road Parking For Two
- Village Of Eye
- Full Planning Permission
- Contemporary Design
- Freehold
- \*\* GUIDE PRICE £40,000 - £50,000 \*\*

