



Not to scale – for information purposes only

Indicative Layout

## LAND AT GAS HOUSE DROVE, BRANDON, SUFFOLK, IP27 0EB RESIDENTIAL DEVELOPMENT SITE WITH FULL PLANNING PERMISSION FOR 9 DWELLINGS

- Close to Thetford Forest
- Popular village
- No affordable housing

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**FOR SALE | 0.29 hectares (0.73 acres) approx.**

**BROWN & CO**

Property and Business Consultants  
[brown-co.com](http://brown-co.com)

## The Site

Brandon is a popular village in northwest Suffolk within West Suffolk District Council, close to the border with Norfolk. It lies next to Thetford Forest between Bury St Edmunds, Thetford and Mildenhall.

The site is situated on Gas House Drove to the northeast of the village at its junction with Webb's Row.

The site is rectangular in shape and extends to 0.29 hectares (0.73 acres).

## Planning

The site has full planning permission reference: DC/22/1608/RM from West Suffolk Council which followed an outline planning permission of DC/19/1616/OUT for nine dwellings.

Plot 1 is a four bed detached house with garage extending to 1700 sq ft. Plots 2&3 are three bed semi-detached houses with garages extending to 1300 sq ft. Plots 4 & 5 are four bed semi-detached houses with garages extending to 1510 sq ft and plots 6&7 and 8&9 are two bed semi-detached bungalows extending to 657 sq ft.

This provides a total of sq ft GIA of 10,020 sq ft giving an attractive mix of dwellings that should be of interest to purchasers.

The site provides parking for 25 cars for the 9 houses.

There are several plans and reports attached to both planning permissions including:

- Two decision notices
- Proposed site plan
- All floor plans and elevations
- Topographical survey
- Phase 1 contamination report
- Reptile survey
- Ecology survey
- Public right of way site map

There is no CIL liability or S106

## Services

We have not carried out tests on any of the services or appliances, and interested parties should make their own enquiries of the utility supplies to verify capacities and supply.

## Easements

The site will be sold with the benefit of all easements, covenants and rights of way whether known or unknown.

## VAT

VAT will not be charged on the sale.

## Information Pack

All planning and technical information is available to download through our on line data room. Please call or email to register your interest and receive the pack.

## Method of Sale

We have been instructed to market the site for sale freehold by way of Private Treaty with price on application.

## Legal Costs

Each party will be responsible for their own legal costs in the transaction.

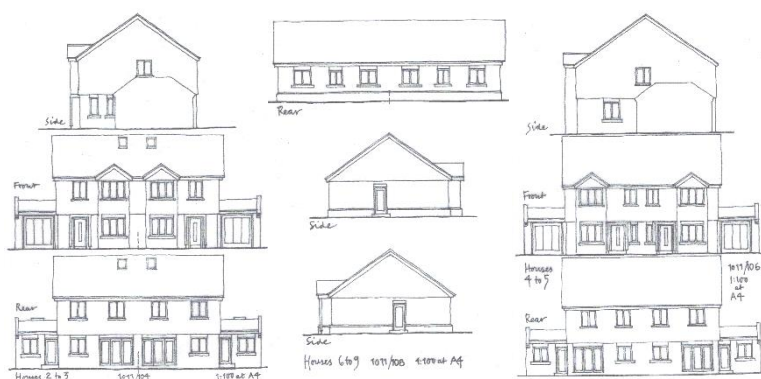
## Viewing & Further Information

Strictly by appointment with the sole selling agent:-

## Brown&Co

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St George's Street  
Norwich, NR3 1AB  
Tel: 01603 629871

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