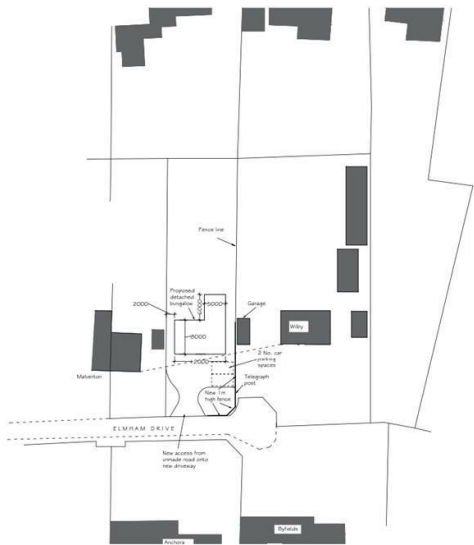




EXISTING SITE PLAN 1:500



PROPOSED SITE PLAN 1:500



LOCATION PLAN 1:1250



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose.

A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller.

The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

#### DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

## Wilby Elmham Drive, Ipswich IP10 0DG

£280,000

PRIME BUILDING PLOT with outline planning permission for a detached bungalow situated on Elmham Drive, Nacton, Ipswich. An exciting opportunity for a self build home in tucked away position at the end of a private road.

Plot size 200ft x 50ft (sts) Southerly facing to the rear.

Convenient edge of town location with access to Ipswich, Woodbridge, Felixstowe and within easy reach of local amenities, schools, and transport links.

Do not miss the chance to explore the potential that this land on Elmham Drive has to offer. It is a rare find in a desirable location for the perfect self build.



**Hamilton Smith**  
ESTABLISHED | INDEPENDENT | EFFECTIVE



# Land adjacent to, Wilby Elmham Drive, Nacton, Ipswich, IP10 0DG

## Ipswich

Ipswich is the county town of Suffolk and provides a comprehensive range of educational, commercial and recreational facilities and an excellent link to London Liverpool Street Railway Station (about 70 mins). The town has two shopping centres, shops, restaurants, bars, two multi screen cinemas, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

Plot size 200ft x 50ft (sts)

Outline permission to build a 126 sq m ( 1,356 sq ft ) detached bungalow

Southerly facing parcel of land mainly of lawn with some mature trees.

Outline Planning Permission  
Town And Country Planning Act 1990  
The Town and Country Planning (Development Management Procedure) (England) Order 2015  
Our reference DC/25/3289/OUT  
Date valid 22 August 2025 - APPROVED 30th JANUARY 2026  
Site: Land adjacent to Wilby, Elmham Drive, Foxhall  
Parish Foxhall  
Proposal Outline Application (Some Matters Reserved) - Erection of 1no. self-build dwelling

East Suffolk Council hereby grant outline permission in accordance with the application, plans and particulars, subject to the submission of “reserved matters” and compliance with the following conditions as set out below. Your further attention is drawn to any informatives that may have been included.  
In determining the application, the council has given due weight to all material planning considerations including policies within the development plan - further details available.

AGENTS NOTE: Prospective purchasers are advised to satisfy themselves with any rights of access, covenants, planning conditions, available services and any restrictions via their solicitor prior to unconditional exchange of contracts.

CIL Liability  
For self-builders, CIL is exempt and the home occupiers will have agreed to remain in residence for 3 years from completion before the property can be sold ( prior to this date CIL tax will be payable ).

## IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email [ipswich@hamilton-smith.com](mailto:ipswich@hamilton-smith.com)

