



### 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.

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.





# Elmham Drive, Ipswich IP10 0DG

£300,000

Rarely available - large plot of land to build a single dwelling with full planning permission granted. Situated on a PRIVATE ROAD in a tucked away location just off Felixstowe Road, Nacton, Ipswich.

Reference: DC/21/2605/FUL Date Valid: 1 June

Date: 1st June 2021 Site: West View, Elmham Drive, Foxhall

ion is hereby granted by East Suffolk Council as local planning authority for the purposes of the Town and Country Planning Act 1990, for development in complete accordance with the application shown he plan(s) and information contained in the application, and subject to compliance with the following conditions as set out below.









# Land adjacent Westview, Elmham Drive, Nacton, Ipswich, Suffolk, 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.

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Reference: DC/21/2605/FUL Date Valid: 1 June

Date: 1st June 2021

Site: West View, Elmham Drive, Foxhall

Parish: Foxhall

Proposal: Construction on a new dwelling on land adjacent to West View

Permission is hereby granted by East Suffolk Council as local planning authority for the purposes of the Town and Country Planning Act 1990, for development in complete accordance with the application shown above, the plan(s) and information contained in the application, and subject to compliance with the following conditions as set out below.

Site description The site comprises a parcel of private amenity land associated with West View; a two-storey semidetached property positioned to the west. The site's northern boundary abuts Elmham Drive -from which vehicular access is gained -while the rear boundary is party to Wychwood; a dwelling fronting Felixstowe Road further south. The eastern boundary is party to the curtilage of two dwellings 'Redcot' and 'Broadmeads'. The wider area is characterised by a mix of one and two-storey semi-detached and detached dwelling's in varied styles set within proportionate plot sizes.

## **IPSWICH OFFICE:**

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

Please check current COVID-19 guidelines.