

DEVELOPMENT OPPORTUNITY GUIDE PRICE £350,000 - £400,000

A rare opportunity to acquire approximately 1.5 acres of land with a Certificate of Lawful Existing Use for the One Bed Studio Annexe.

Located in a sought-after area, this property combines the tranquillity of village life with easy access to nearby amenities. The picturesque surroundings of Little Waldingfield provide a peaceful retreat from the hustle and bustle of city living.

Land

Situated to the right of Newmans Hall Farm outlined in green on the plan, the land comprises approximately 1.5 acres. At present, there is a main entrance from the road, which in due course, is going to be split to provide two separate access routes, one for the main house and one for the land.





Studio Annexe

Situated to the rear of the land is a one bedroom annexe, which currently has a Lawful Planning Certificate in place for existing use of the dwelling.

The annexe comprises a double bedroom, living room, fitted kitchen and three piece bathroom suite.

Bedroom

16'7" x 8'5"

Living Room

16'7" x 11'5"

Kitchen

11'1" x 8'11"

Shower Room

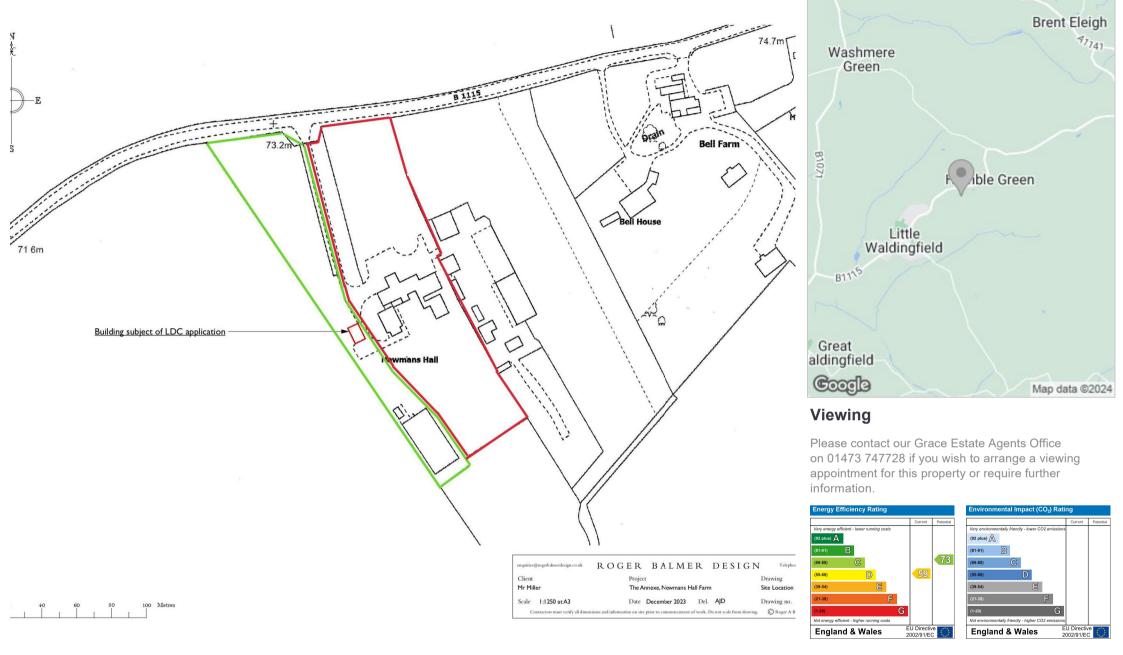
Agents Note

These details are for display purposes only and are not to scale.



GROUND FLOOR 481 sq.ft. (44.7 sq.m.) approx.





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