



LAND BEHIND 8 CHAMBERLIN CLOSE

Bildeston | Suffolk



Chapman Sticks

RESIDENTIAL DEVELOPMENT LAND TO THE REAR OF 8 CHAMBERLIN CLOSE, BILDESTON, SUFFOLK, IP7 7EZ

The Property

Set to the end of a private 'no through road' the 0.46 acre site occupies a discreet residential setting location some 0.1 miles from the village centre. The subject land currently forms the majority of gardens to the host property, 8 Chamberlin Close.

Full planning consent was granted on the 3rd April 2023 for two detached, four bedroom houses each cover covering some 146sq.m (1,571sq.ft) with associated parking, gardens and cart lodge garaging . The proposed dwellings briefly comprise:

Plot 1 - Hallway, cloak room, open-plan kitchen / dining room, utility room, sitting room, landing, 4 bedrooms (with one ensuite and dressing room) and a family bathroom.

Plot 2 - Hallway, cloak room, open-plan kitchen / dining room, utility room, sitting room, study, landing, 4 bedrooms (with one ensuite) and a family bathroom.

Each dwelling will provide a two-bay cart lodge garage. A further proposed two-bay cart lodge and adjoining store is allocated to the existing house (8 Chamberlin Close).

The proposed dwellings are designed to a 1.5 storey 'cottage style' which draws from the traditional vernacular architecture of the local area.

Planning

The full planning notice with 17 conditions, supporting documentation and associated plans is available via the Babergh & Mid Suffolk's planning portal (www.babergh.gov.uk/planning/) under reference DC/22/06121.

Access

The proposal will adopt the existing private road with a shared drive between the two sites giving access to the cart lodge garaging and parking areas with adequate turning.

A DOUBLE BUILDING PLOT LOCATED IN A WONDERFUL SECLUDED SETTING IN BILDESTON



Location

Chamberlin close is located just of the Wattisham Road, which is to the northern end of the village centre. Bildeston is a popular mid-Suffolk village approximately 5 miles from the market town of Hadleigh. The village is well served by a thriving Post Office/General Stores, Doctor's Surgery, Primary School, the acclaimed Bildeston Crown, pubs, and the nearby Hollow Trees Farm Shop.

Community Infrastructure Levy (CIL) Liability

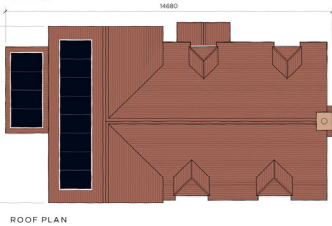
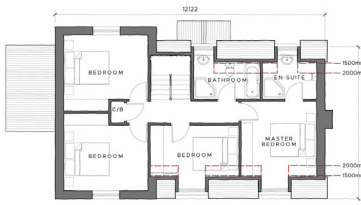
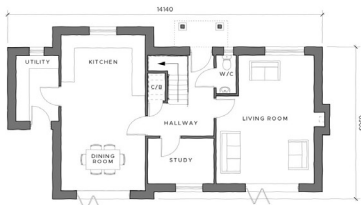
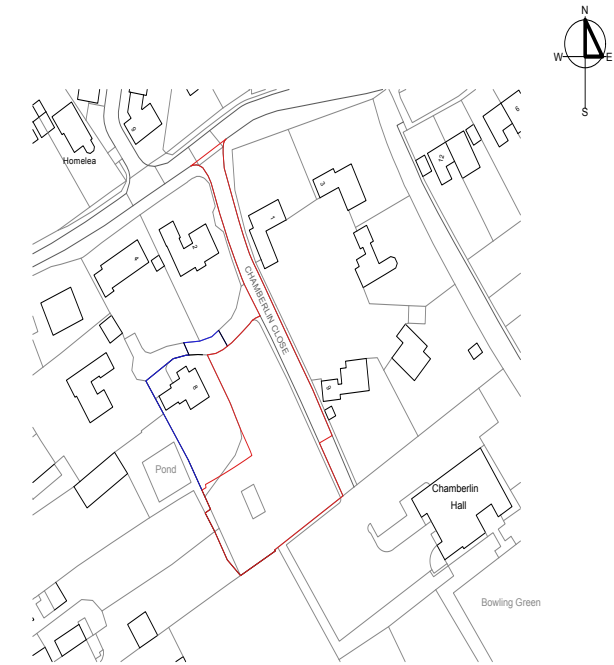
The CIL charge is based on £115 per sq.m and for this proposal the charge is in the region of £51,844.69. Babergh District Council is the CIL charging authority, and the site falls within a "High" Charging Zone. The initial charging rate was set at £115 per square metre in 2016, but is subject to indexation, and therefore potential purchasers should make their own enquiries direct to Babergh District Council to ascertain the current prevailing rate of charge. Purchasers intending to construct homes for their own occupation are able to apply to the Local Authority for exemption from the CIL Levy.

Purchasers' Obligations and Considerations

The discharge of all planning conditions and any unilateral undertakings

Connection to Services

We understand that water, electricity and BT Fibre Broadband run parallel to Chamberlin Road on the Northern Boundary of the proposed plots. Main drainage serving all of Chamberlin Close runs through the property on the centre of the plan marked in orange on the site plan.



TOTAL GIA: 14



TOTAL GIA: 1465qm
Scale 1:100



