



REPLACEMENT DWELLING AT 9 MANOR ROAD



Elmsett | Suffolk

Chapman Sticks

REPLACEMENT DWELLING AT 9 MANOR ROAD, ELMSETT, SUFFOLK, IP7 6PN

The Property

The existing residential dwelling and its immediate gardens to 9 Manor Road is the subject land to be conveyed, which is set to the front of the site (south) as illustrated. The existing dwelling to be demolished is a dilapidated post WW2 prefabricated bungalow, with rudimentary agricultural outbuildings within the new curtilage to be cleared.

Planning

The approved dwelling briefly comprises a detached 1.5 storey house, built to traditional style with a floor area amounting to about 226 sq.m (2,432 sq.ft). The accommodation schedule provides - hall, living room, kitchen / breakfast room, utility room, dining room, study, garden / sun room, cloakroom, landing, four double bedrooms (with two ensuite and dressing room) and a family bathroom.

A new independent driveway will join the adopted highway (Manor Road) and to east of the main dwelling is a proposed detached garage (providing an additional 66 sq.m (667 sq.ft) which includes an office / studio above.

The full planning notice with 18 conditions, supporting documentation and associated plans are available via the Babergh & Mid Suffolk's planning portal (www.babergh.gov.uk/planning/) under reference DC/23/04571

Location

The site is located some 1.6 miles north west of the village centre and occupies a tranquil rural setting which abuts grazing paddocks and arable farmland. Elmsett is a popular village about 5 miles from the thriving market town of Hadleigh and 9 miles from Ipswich. The village itself offers a Village Store, public house, primary school, and village hall.

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 £46,457. Babergh District Council is the CIL charging authority, and the site falls within a "High" Charging Zone.

A 0.32-ACRE REDEVELOPMENT SITE OCCUPYING A WONDERFUL RURAL LOCATION WITH FULL PLANNING PERMISSION FOR A DETACHED, FOUR-BEDROOM HOUSE AND GARAGE



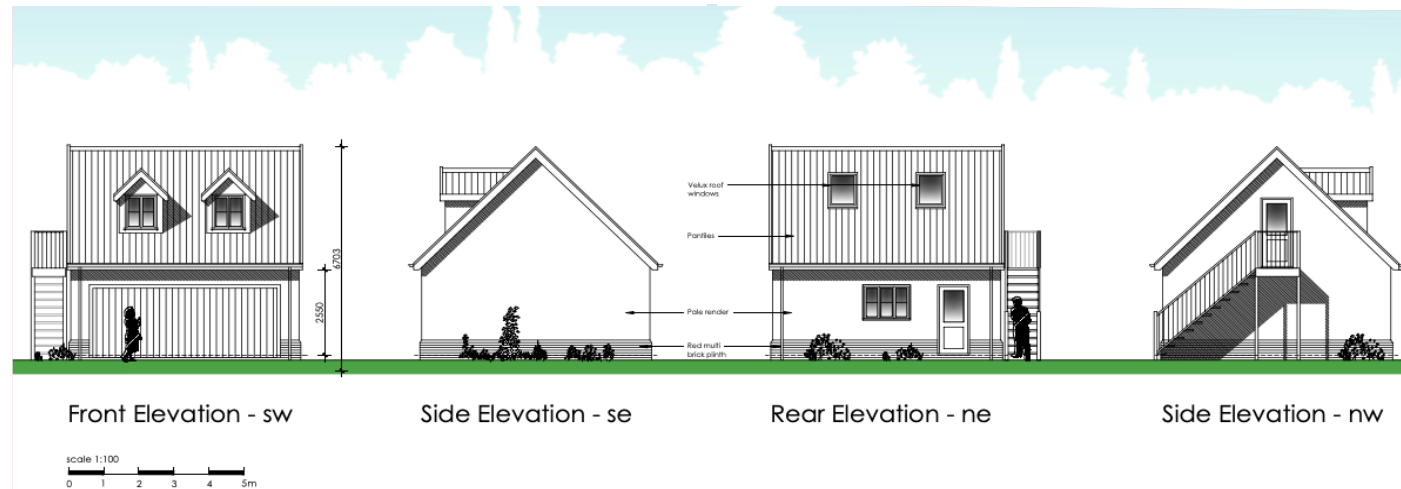
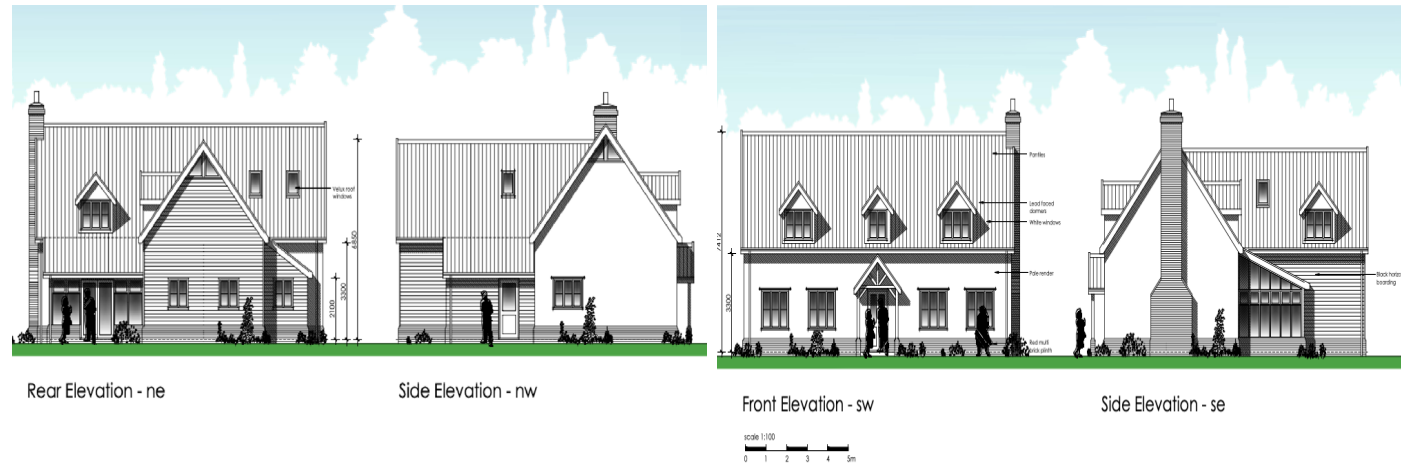
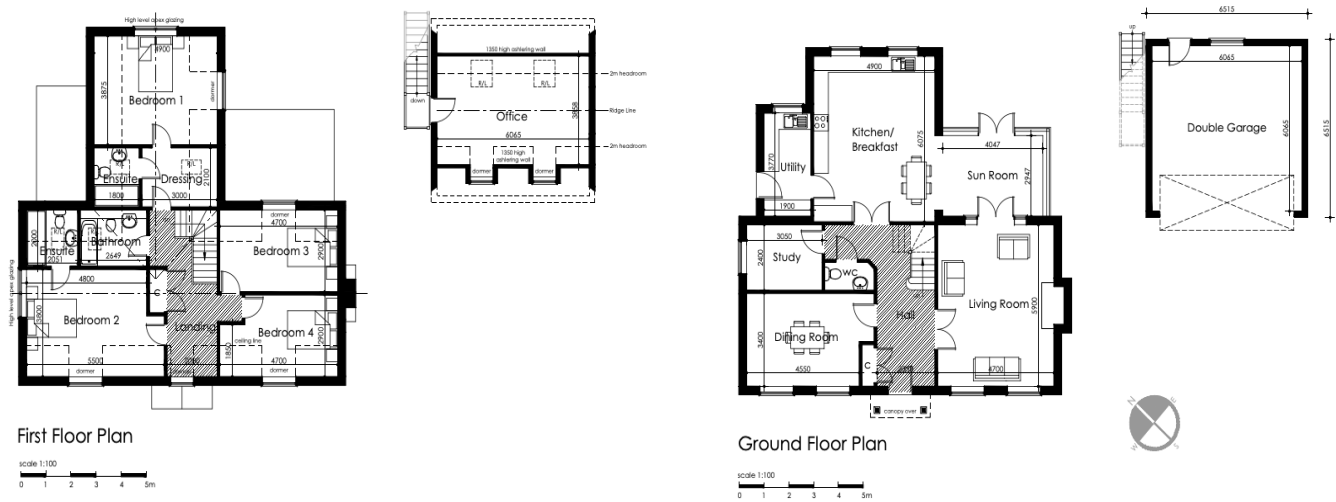
Purchasers intending to construct homes for their own occupation can apply to the Local Authority for exemption from the CIL Levy but must remain in residence for a minimum of 3 years..

The discharge of all planning conditions and any unilateral undertakings.

Flood Risk

Connection to services

Mains water and electricity are on site. Foul drainage via septic tank, which will require replacement.





Chapman Stickels

The Corn Exchange,
Market Place,
Hadleigh,
Suffolk,
IP7 5DN

info@chapmanstickels.co.uk
www.chapmanstickels.co.uk

01473 372 372

All enquiries:

Benedict Stickels
ben@chapmanstickels.co.uk

Cleo Shiel
cleo@chapmanstickels.co.uk



Scan the QR code to
visit our website

rightmove 

 nTheMarket.com

Zoopla

 PrimeLocation.com

IMPORTANT NOTICE

Chapman Stickels states these particulars are for general information only and do not constitute an offer or contract or part thereof. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate where stated. Any prospective purchaser must satisfy themselves of the accuracy of the information within these particulars by inspection or otherwise. Chapman Stickels does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building restrictions), nor can it enter into any contract on behalf of the client. We do not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. If there is anything of particular importance to you, please contact us where we will endeavour to have any information or queries checked.