



PROPOSED NEW BUILD ON LAND TO THE NORTH OF BRICKHOUSE FARM

Hitcham | Suffolk



Chapman Stickels

PROPOSED NEW BUILD ON LAND TO THE NORTH OF BRICKHOUSE FARM, BURY ROAD HITCHAM, SUFFOLK, IP7 7PX

Bildeston – 1.5 miles

Stowmarket – 7 miles

Hadleigh – 6.5 miles

Bury St Edmunds – 14 miles

A 0.5 ACRE DEVELOPMENT SITE OCCUPYING A FABULOUS RURAL LOCATION WITH FULL PLANNING PERMISSION GRANTED FOR A SUBSTANTIAL SINGLE STOREY CONTEMPORARY DWELLING



The Property

The site to be conveyed once formed part of the garden belonging to the neighbouring property Brickhouse Farm, a listed building located some 100 metres south of the proposed dwelling. Offering complete privacy, the subject land consists of elevated grassland defined on three sides by established field hedges, with arble farmland immediately beyond the north and eastern boundaries. The entire western boundary (some 17 metres in length) fronts a minor adopted 30 mph highway (Bury Road) and from this aspect commands the most far-reaching vista over undulating countryside. The remaining southern boundary, which is currently demarked by intermittent wooden pegs, directly backs onto the garden of Brickhouse Farm.

Planning

Designed to a particularly innovative specification, the approved dwelling briefly comprises a detached four-bedroom bungalow, with a floor area amounting to 252.71sq.m (2,719sq.ft). The accommodation schedule provides – entrance hall and inner hall, open plan, kitchen / dining / family room, study, utility room, four bedrooms (with one ensuite) and two further bathrooms.

An independent driveway will join the adopted highway as described, and to the south-west of the main dwelling is a proposed detached garage (covering 38sq.m / 409sq.ft) with adjacent parking area.

The full planning notice with 13 conditions, supporting documentation and associated plans are available via the Babergh & Mid Suffolk's planning portal (www.babergh.gov.uk/planning/) under reference DC/22/04781.

Services

The adopted highway provides seemingly straightforward connections to mains water and electricity. The provisions for surface water and foul drainage are yet to be determined.

Access

Direct vehicular access will adjoin the adopted highway as described. Mandatory visibility splays are stated in Condition 5 of planning notice which requires further consultation with the Highways Department.

Flood Risk

The site entirely lies within Flood Zone 1, which has the lowest risk of fluvial flooding.

Conditions Of Sale

1. Boundaries - Within six months of completion, the buyer shall erect a new stockproof southern boundary fence at their expense, to a specification to be agreed with the sellers. All remaining boundaries are already established and are clearly defined.

2. Construction Timeframe - The development shall be completed within 24 months of completion of the sale (in order to protect the amenity of neighbouring Brickhouse Farm).

Community Infrastructure Levy (CIL Liability)

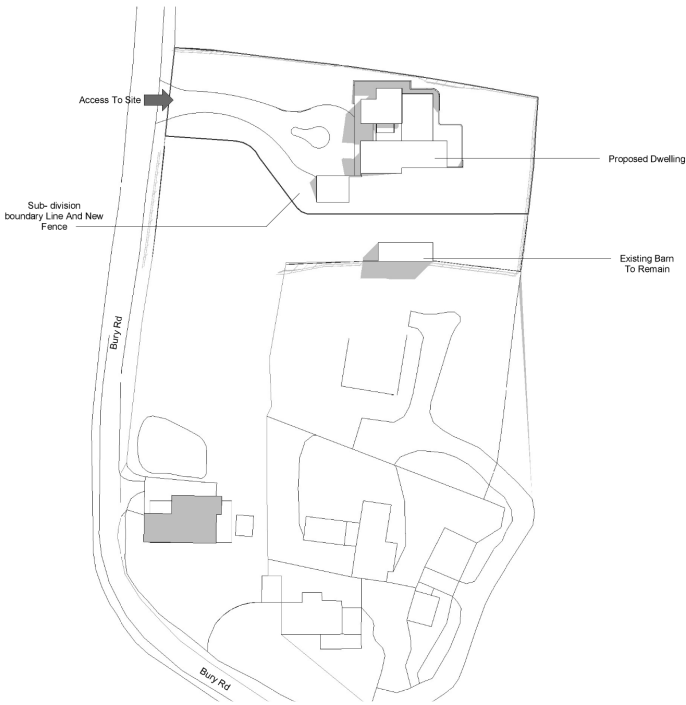
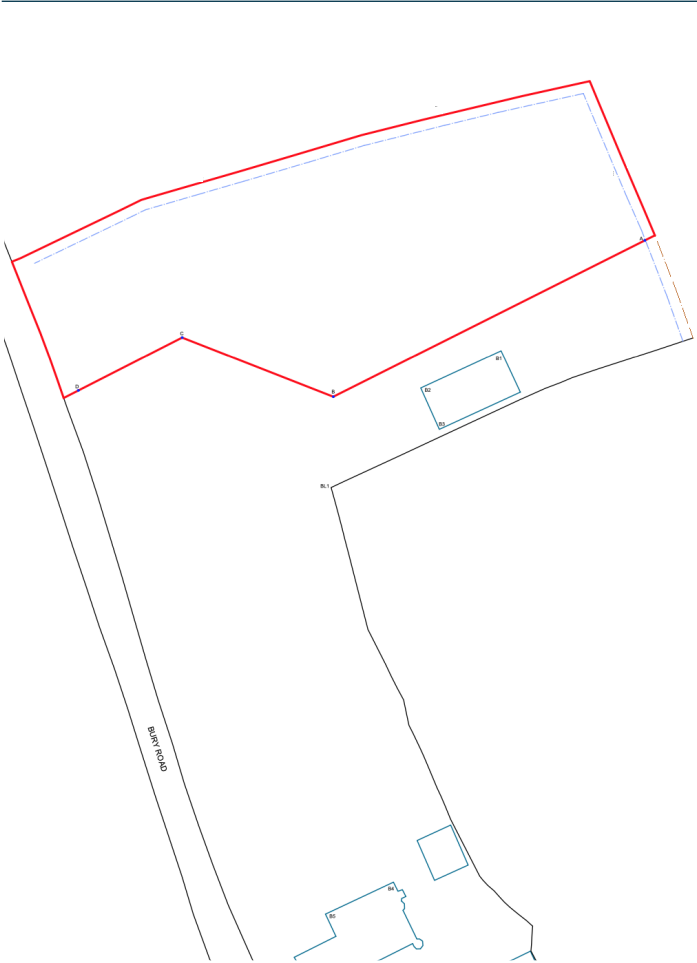
A CIL payment of £43,795 would apply. However, self-builders are exempt if owner occupiers remain in residence for a minimum period of 3 years from completion. The charge is based on an indexed calculation of £115 per sq.m of the entire proposed floor area, (which includes garaging) totalling 290.71sq.m (3,128sq.ft).

Location

Discreetly positioned on the rural outskirts of Hitcham, the site is located some 0.4 miles west of the village centre. Hitcham is a popular village with shop/post office, village hall and parish Church all surrounded by undulating countryside. Straightforward connections can be made to the A14 via Bury St Edmunds (west) as well as from Stowmarket (east) where the latter provides a commuter rail service to London Liverpool Street. The well served historic village of Lavenham is 5 miles to the west.

Directions

What3words /// superhero.ideal.collects
This locates the proposed access, where prospective purchasers can park at the side of the lane.





Chapman Sticksels

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



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