



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

## Strawberry Hall Strawberries Lane, Willisham, Ipswich, IP8 4SJ

**£550,000**

DEVELOPMENT OPPORTUNITY - A rare opportunity to develop 3 holiday cottages into a single detached dwelling within the sought after village of Willisham. The proposed dwelling will benefit from Cloakroom, Living Room, Study, Kitchen, Utility Room, Boot Room, Master Bedroom with En-Suite, Bedroom 2 with En-Suite, Bedroom 3, Bathroom, Gardens, Field Views Mid Suffolk Planning Reference: DC/22/05235.



**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.

**DATA PROTECTION ACT 1998**

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.



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## WILLISHAM:

Willisham is a small village in the suburbs of the county town of Ipswich, Suffolk. The small parish village has been present since the 11th century and was included in the Domesday Book. During the 18th century the village was once home to wheat and barley farmers. During the year 2000 the village had 9 new houses built down Tye. The village post office was renovated into a house 8 years ago. The 2011 census recorded a population of 362 people. Willisham is within easy reach of Ipswich, the county town of Suffolk which has a wide range of shopping, recreational and leisure facilities. There are a large number of educational establishments within the town, both in the private and state sectors. There is also easy access to both the A14 and A12 trunk roads giving easy access to London and the major motorway network beyond. The commuter can benefit from regular InterCity services from Ipswich to London's Liverpool Street with the journey taking approximately 65 minutes.

## THE PROPOSED DWELLING:

Situated in a tucked away location in the sought after village of Willisham, planning has been granted for this fantastic development opportunity.

With front door leading to...

## ENTRANCE HALL:

## CLOAKROOM:

## LIVING ROOM:

## STUDY:

## KITCHEN:

## UTILITY ROOM:

## BOOT ROOM:

## MASTER BEDROOM:

## EN-SUITE:

## BEDROOM 2:

## EN-SUITE:

## BEDROOM 3:

## BATHROOM:

## GARDENS:

## NEEDHAM MARKET OFFICE:

Unit 2, Old Town Hall, High Street, Needham Market. IP6 8AL. TO VIEW PLEASE CALL 01449 722242 or email [needham@hamilton-smith.com](mailto:needham@hamilton-smith.com)

