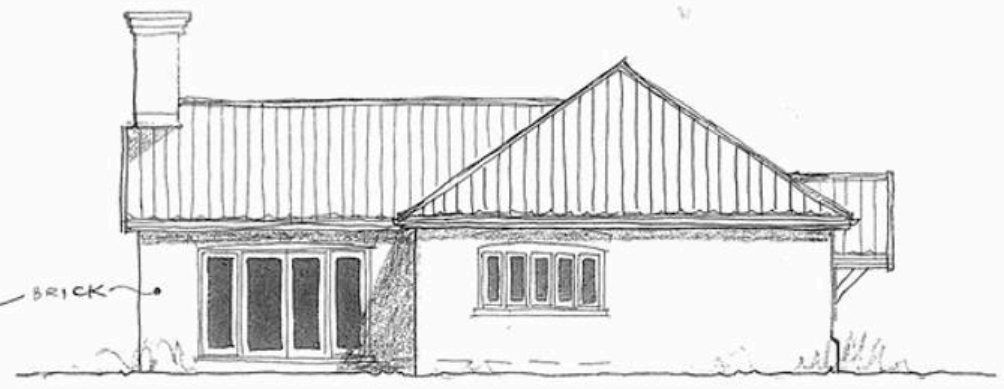
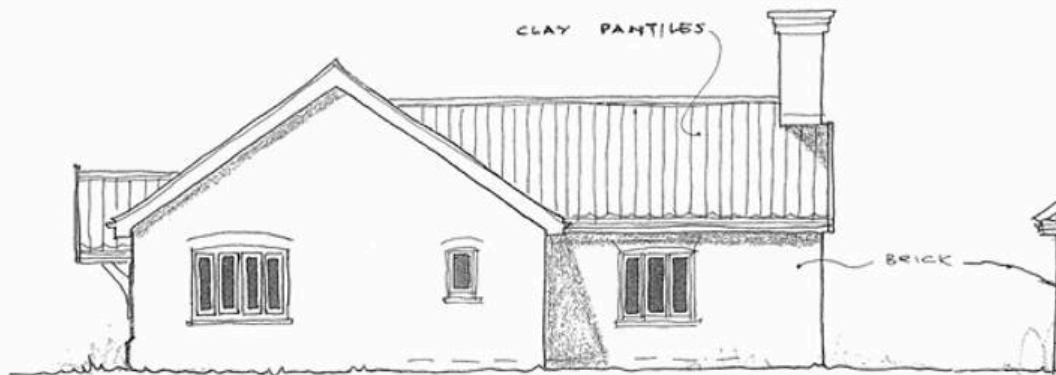


NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



Client MR G SUTTON	Scale: 1:100	<b>BROWN &amp; SCARLETT</b> <b>ARCHITECTS</b> 1 Old Hall Barns, Thurston Road Pakenham, IP31 2NG Tel: 01284 768800 info@brownandscarlett.co.uk
Project: PROPOSED BUNGALOW LAND ADJ. DUKE OF MARLBOROUGH, BURY ROAD HEPWORTH IP22 2PY	Date: MAR 2024	
Drawing: DETAILED PLANNING	Contract: 4659	

Land - Bury Road, DISS - IP22 2PY

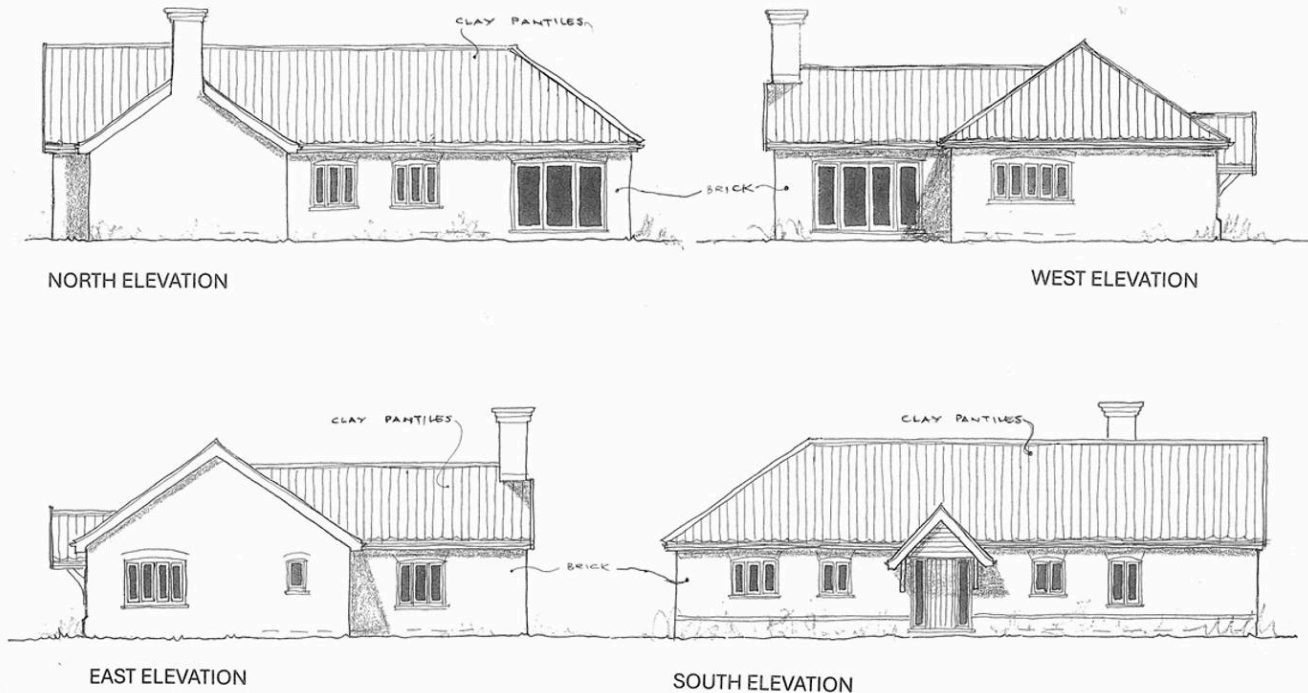
## Land - Bury Road

DISS

\*\*\*\*BUILDING PLOT\*\*\*\* Located within a SEMI RURAL VILLAGE POSITION, this residential building plot offers a rare opportunity for a self-build project with FULL PLANNING PERMISSION granted. Detailed plans can be found via the West Suffolk planning portal using the reference number of - DC/24/0475/FUL. Current plans extend to a THREE BEDROOM DETACHED BUNGALOW within a generous plot with a gross internal footprint of approximately 1400 SQFT (stms). The plans currently include an entrance hallway, three bedrooms, separate sitting room, two bathrooms and a kitchen/diner. The plot offers plenty of potential to also create garaging / car port if required and STP. Situated in a semi-rural village setting, the location provides a tranquil retreat while also offering GREAT ROAD LINKS to the Bury St Edmunds and Diss in opposing directions, ensuring both convenience and peace of mind for its future residents. With excellent potential as a self-build opportunity, this property promises a bespoke living space tailored to your exact specifications.

Council Tax band: C

Tenure: Freehold



Client: MR G SUTTON	Scale: 1:100	<b>BROWN &amp; SCARLETT ARCHITECTS</b> 1 Old Hall Barns, Thurston Road Pakenham, IP31 2NG Tel: 01284 768800 info@brownandscarlett.co.uk
Project: PROPOSED BUNGALOW LAND ADJ. DUKE OF MARLBOROUGH, BURY ROAD HEPWORTH IP22 2PY	Date: MAR 2024	
Drawing: DETAILED PLANNING	Contract: 4659 Drg No. 02	



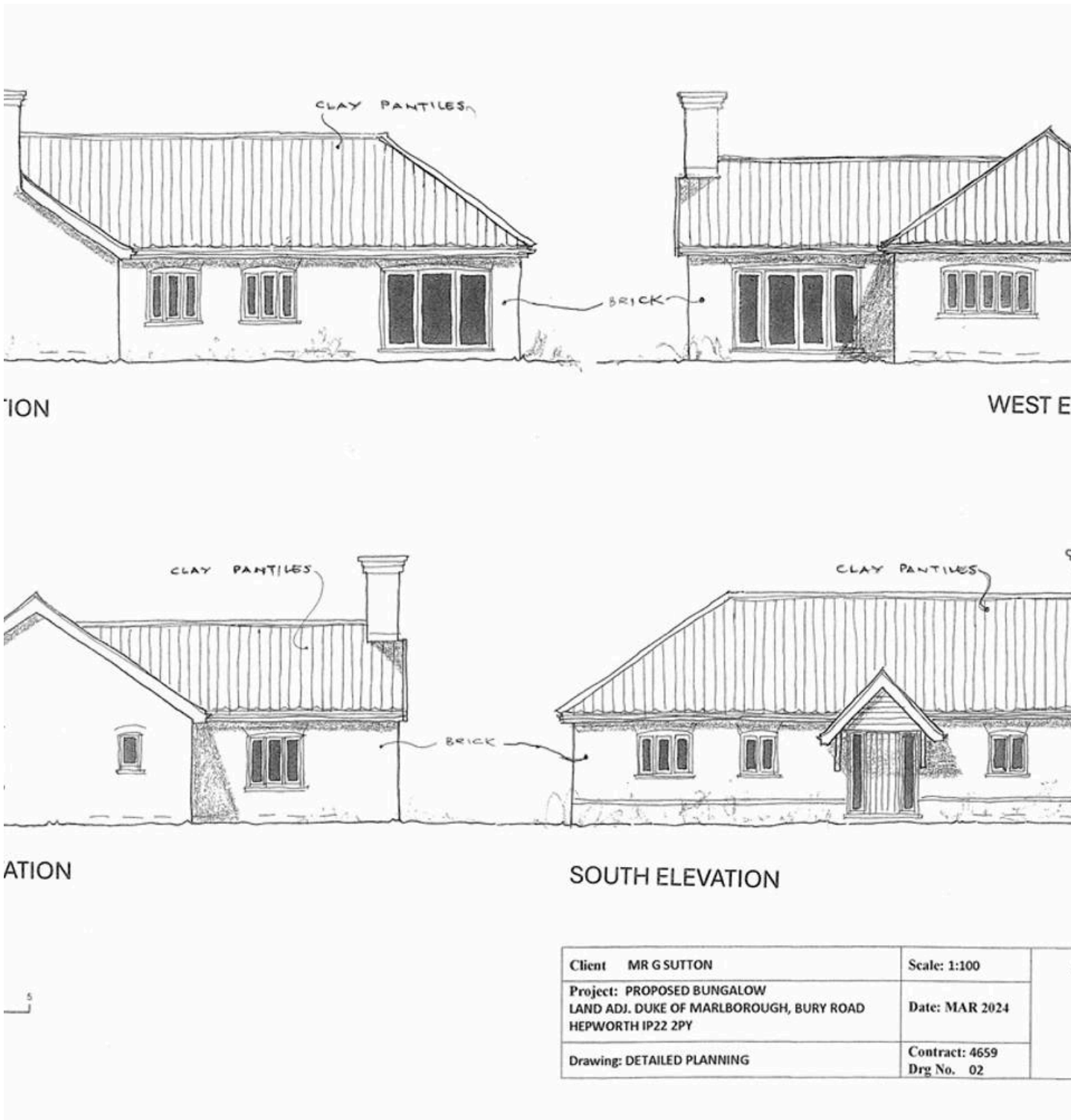


- Building Plot
- Full Planning Permission Granted
- Planning Ref - DC/24/0475/FUL
- Three Bedroom Detached Bungalow
- Internal Footprint Of 1430 SQFT (stms)
- Semi Rural Village Position
- Great Road Links For Bury St Edmunds & Diss
- Excellent Self Build Opportunity

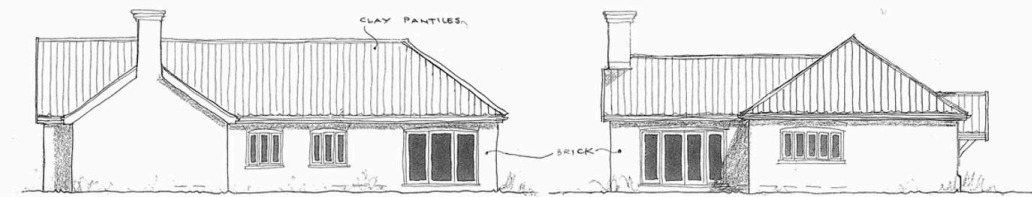
Hepworth is a small village set in an attractive, gently rolling area of north Suffolk which offers an idyllic rural lifestyle but with good access to amenities. The nearby villages of Botesdale and Rickinghall offer good local shopping, schooling and medical facilities. The historic town of Bury St Edmunds lies some 11 miles away via the A143, allowing connections to the A14 leading to the Midlands and motorway network. Around 10 miles to the north is the market town of Diss which provides extensive local and national shopping, schooling to all levels, sporting and recreational facilities including rugby, cricket and football clubs along with an 18 hole golf course. Diss has a mainline rail station providing regular commuter services to Norwich and London Liverpool Street.

FIND US  
Postcode : IP22 2PY  
What3Words : ///emphasis.hook.defected

VIRTUAL TOUR  
View our virtual tour for a full 360 degree of the interior of the property.







NORTH ELEVATION

WEST ELEVATION



EAST ELEVATION

SOUTH ELEVATION



Client	M R G SUTTON	Scale:	1:100	<b>BROWN &amp; SCARLETT ARCHITECTS</b> 1 Old Hall Barns, Thurston Road Pakenham, IP31 2NG Tel: 01284 708000 info@brownandscarlett.co.uk
Project:	PROPOSED BUNGALOW LAND ADJ. DUKE OF MARLBOROUGH, BURY ROAD HEPWORTH IP22 2PY	Date:	MAR 2024	
Drawing:	DETAILED PLANNING	Contract:	4659	
		Dwg No.	02	



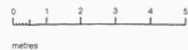
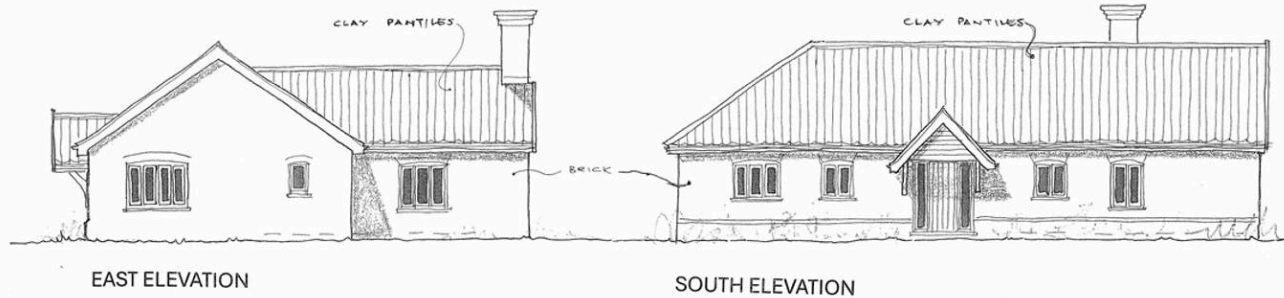
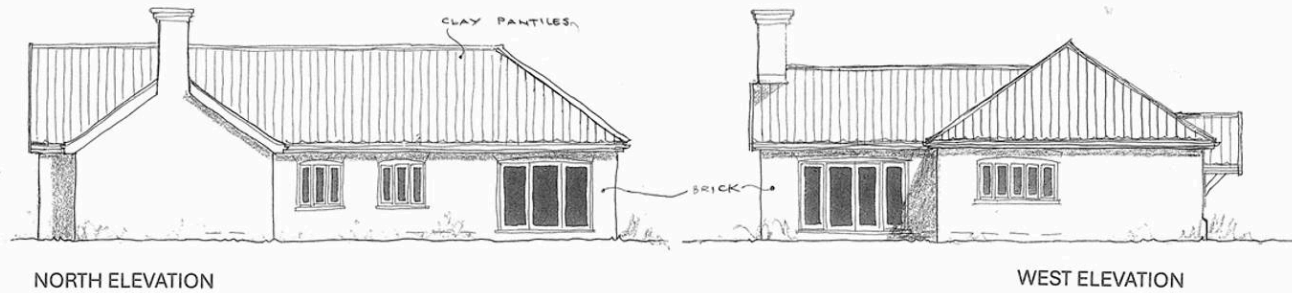


## THE GREAT OUTDOORS

The exact boundaries of the plot in question are yet to be finalised however the current site plan is likely to be split into three plots with the plot in question centralised.

## AGENTS NOTES

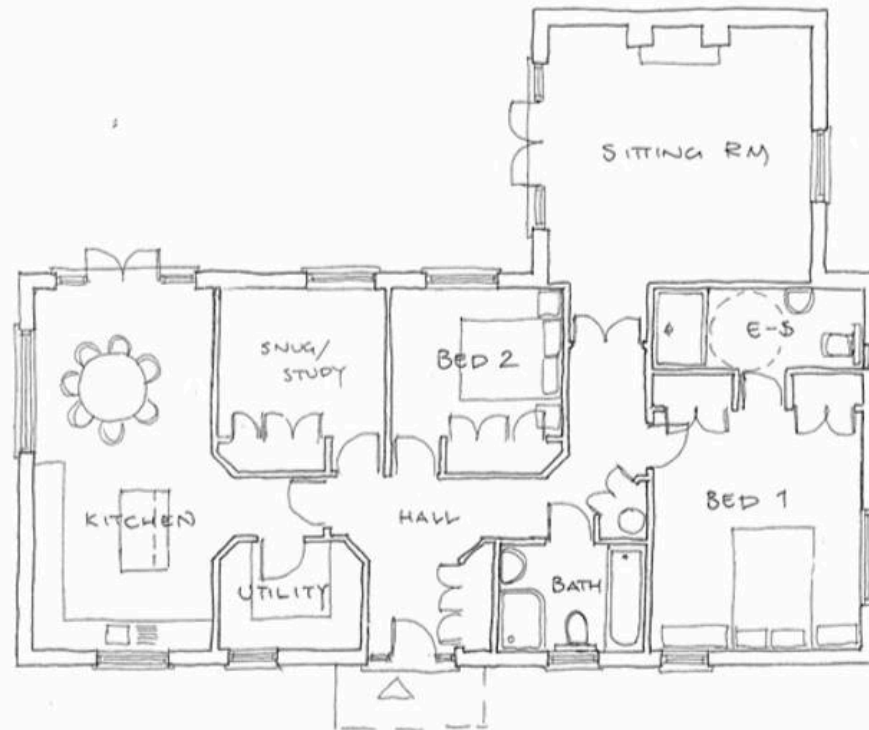
Planning approved using the planning reference number of DC/24/0475/FUL. The overhead site plan used is currently being altered with the plot to be sold the central portion of the site plan only where the proposed bungalow sits. Plots either side of the proposed bungalow are being retained for further planning for bungalows in the future.



Client	MR G SUTTON	Scale:	1:100	<b>BROWN &amp; SCARLETT ARCHITECTS</b> 1 Old Hall Barns, Thurston Road Pakenham, IP31 2NG Tel: 01284 768800 info@brownandscarlett.co.uk
Project:	PROPOSED BUNGALOW LAND ADJ. DUKE OF MARLBOROUGH, BURY ROAD HEPWORTH IP22 2PY	Date:	MAR 2024	
Drawing:	DETAILED PLANNING	Contract:	4659	
		Drg No.	02	





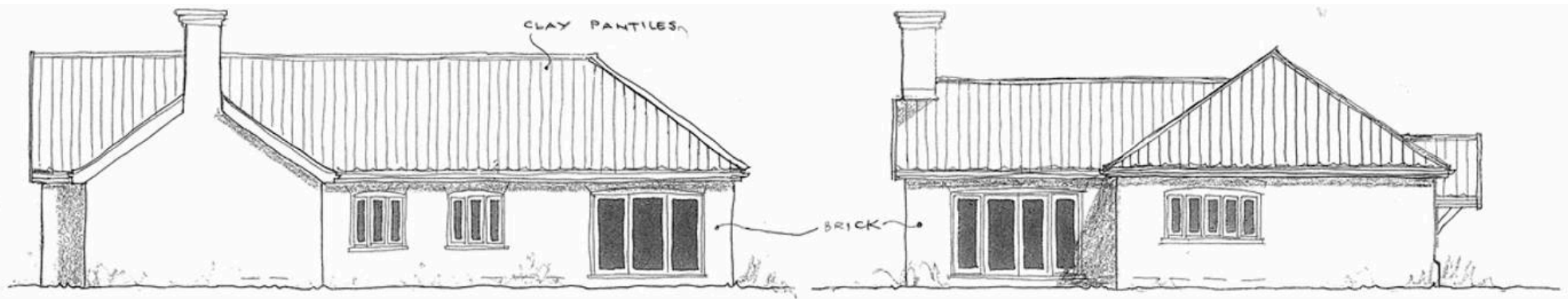


FLOOR PLAN 1:100



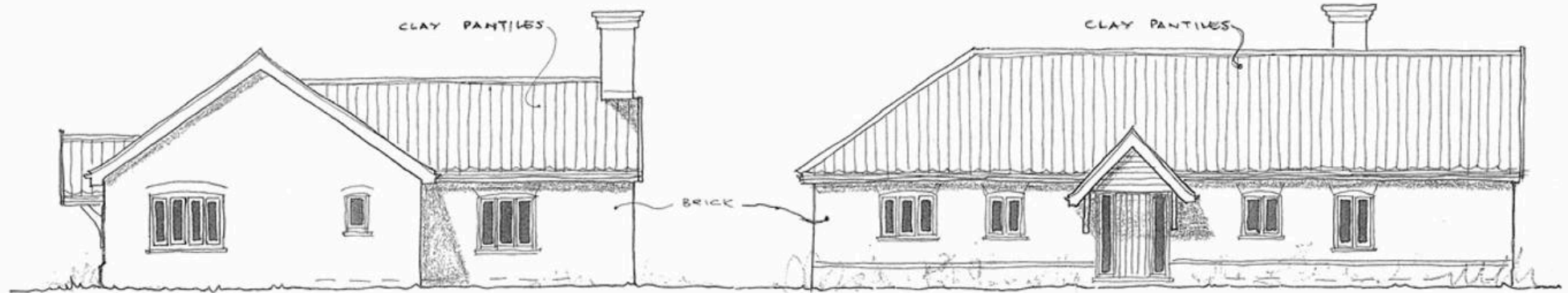
Client	MR G SUTTON	Scale:	1:100	<b>BROWN &amp; SCARLETT ARCHITECTS</b> 1 Old Hall Barns, Thurston Road Pakenham, IP31 2NG Tel: 01284 768800 info@brownandscarlett.co.uk
Project:	PROPOSED BUNGALOW LAND ADJ. DUKE OF MARLBOROUGH, BURY ROAD HEPWORTH IP22 2PY	Date:	MAR 2024	
Drawing:	DETAILED PLANNING	Contract:	4659 Drg No. 03	





NORTH ELEVATION


WEST ELEVATION



EAST ELEVATION

SOUTH ELEVATION



Client	MR G SUTTON	Scale: 1:100	<b>BROWN &amp; SON</b> <b>ARCHITECTS</b> 1 Old Hall Barns, The Pakenham, IP31 2NG	
Project:	PROPOSED BUNGALOW LAND ADJ. DUKE OF MARLBOROUGH, BURY ROAD HEPWORTH IP22 2PY	Date: MAR 2024		

# Starkings & Watson Hybrid Estate Agents

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