



Plot in Dennington
Woodbridge

Guide Price
£175,000



A rare opportunity to acquire a building plot in the centre of the sought after village of Dennington, set back off the main road. Previous planning permission granted for a 3 bedroom detached house with separate garage. Exciting opportunity to build your dream home or fantastic development opportunity.

Location

The plot can be found along a short driveway leading to Ashley House which is located off of The Street in the heart of Dennington. Dennington is a sought after rural village and benefits from an excellent primary school, Little Oaks Playschool offering nursey places, a great village pub "The Dennington Queen" and a lovely cafe "The Neathouse". With a great sense of community Dennington is an ideal village. The town of Framlingham is just a couple of miles away and is particularly known for its twelfth century castle and church. The market square is surrounded by a variety of independent shops, cafes and restaurants, it is also the site of a twice weekly market selling fresh fish, bread, fruit and vegetables. Framlingham provides an excellent range of amenities with public houses, doctor's surgery, library etc. There are excellent schools in both the private and public sectors. Mainline trains run regularly to London Liverpool Street Station from Ipswich, with branch line services from Campsea Ash. The county town of Ipswich lies about 17 miles to the south. From here there are direct rail services to London's Liverpool Street station, which take just over the hour. The beautiful Suffolk Coast is a short drive away.





Description

Planning permission was originally granted by Suffolk Coastal District Council in April 2005. **This has now lapsed.** A copy of the original planning permission, together with extracts of the consented plans, is included within these particulars.

The lapsed planning permission provides for the construction of a spacious detached 3 bedroomed house with a separate single storey garage. Outside the property will be accessed from the shared driveway that currently serves Ashley House. Plans include a driveway, garage and a wrap around garden.

Purchaser Obligations: Prospective purchasers should note that the area being sold includes the shared driveway arrangement, over which neighbouring properties have a right of way, subject to contributing to the upkeep of the drive.

Services: We understand that mains water and drainage are available to the edge of the plot, and that electricity is available overhead. However prospective purchasers will need to satisfy themselves in relation to the location and capacity of services.

LOCAL AUTHORITY East Suffolk

Postcode: IP13 8JF

What3Words: /////weeps.upholding.pizzeria

AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.

OUTLINE PLANNING PERMISSION

Town and Country Planning Act 1990

Correspondence Address:
Bob Davis Building Design
Church Lane Cottage
Clopton
Woodbridge
Suffolk
IP13 6SG

Applicant: Mr W F Kinnear

Date Received: 18 April 2005
Date Valid: 26/04/2005

Application No.: **C05/0717/OUT**

**Use of land for the erection of a new dwelling and garage
PLOT 3 LAND ADJACENT, ASHLEY HOUSE, THE STREET, DENNINGTON, WOODBRIDGE**

Suffolk Coastal District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that **permission has been granted** for the development referred to above in accordance with the application and plans submitted subject to the following conditions:

Approved Plans: 2149, received 18/04/05.

1. Application for approval of reserved matters shall be made not later than the expiration of three years beginning with the date of this permission.
Reason: This condition is imposed in accordance with Section 92 of the Town and Country Planning Act 1990.
2. The development hereby permitted shall be begun on or before whichever is the later of the following dates:-
[a] the expiration of five years from the date of this permission; or
[b] the expiration of two years from the final approval of the reserved matters, or, in the case of approval on different dates, the final approval of the last such reserved matter to be approved.
Reason: This condition is imposed in accordance with Section 92 of the Town and Country Planning Act 1990.
3. No development shall commence or any materials, plant or machinery be brought on to the site until, full details showing the position of fencing to protect all trees and hedgerow(s), shown to be retained on the approved plan, have been submitted to and approved in writing by the local planning authority. The protective fencing shall be 1.2m cleft chestnut complying with BS 5837 and shown to be erected 1 metre beyond the