



**9 Manor Road  
Elmsett, Suffolk**

**DAVID  
BURR**



# 9 Manor Road, Elmsett, Ipswich, Suffolk, IP7 6PN

Elmsett benefits from a village store/post office, public house and primary school and is located some three miles from the market town of Hadleigh. Hadleigh can be found on the Essex/Suffolk border just ten miles from Ipswich, fifteen miles from Colchester and approximately seventy miles from London. The centre of the district is maybe one of East Anglia's best kept secrets, characterised by rural villages and historic market towns, such as Lavenham, Stoke by Nayland, Kersey and Hadleigh. With excellent nearby transport links to the A12 and A14, together with access to main line rail stations in Ipswich, Manningtree and Colchester.

A redevelopment opportunity, enjoying an attractive edge of village location with aspects across open farmland and set within a total plot size of approximately 0.32 acres, lying on the outskirts of the well-regarded Suffolk village of Elmsett. A rare opportunity to create an individual four-bedroom (two en-suite) detached property with double garage and office above, arranged via three ground floor reception rooms and providing a total internal floor area of approximately 2,432 sq ft. Approved planning permission is in place for the demolition of the existing dwelling and clearing of the existing outbuilding and erection of the proposed 1.5-storey newly constructed dwelling. Within the approved planning permission are conditions for a newly constructed driveway that will sit independently of the barn behind (which also benefits from a class Q conversion for a residential dwelling).

**A redevelopment opportunity to create a four-bedroom (two en-suite) detached 1.5-storey, redevelopment opportunity on a 0.32-acre site enjoying a semi-rural location on the outskirts of the highly regarded Suffolk village of Elmsett. Within the approved planning permission is provision for a detached double garage with office/studio above and a newly constructed driveway to Manor Road.**

- Planning application reference number **DC-23-04571**.
- Permission to redevelop the existing prefabricated bungalow.
- A proposed total floor area of approximately 226 sqm/2,432 sq ft.
- Proposed accommodation arranged via three ground floor reception spaces.
- Proposed four double bedrooms (two en-suite).
- Located less than two miles from the village centre whilst retaining convenient links to the market town of Hadleigh (5 miles).
- Facilities within the village include a village store, public house and a primary school.

## AGENTS NOTES

- A CIL (community infrastructure levy) payment of £115 per sqm will be due (£46,457) total for a non-self-build purchaser.

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- **SERVICES:** Mains water and electricity are available to the site. Private drainage is via a septic tank system, that will require replacement as is understood to be non-compliant with general binding regulations. **NOTE:** None of these services have been tested by the agent.
- **LOCAL AUTHORITY:** Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000).

**VIEWING:** Strictly by prior appointment only through DAVID BURR. We value the safety of our clients and employees, please take a moment to review our health and safety guidelines for appointments and visiting offices <https://davidburr.co.uk/appointments-guidelines/>

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