

DAVID  
BURR



### **Land Behind Brooke House, Old London Road, Copdock, Ipswich, Suffolk, IP8 3JD**

A superbly located development site with detailed planning permission for four luxury executive homes. Ideally positioned within close proximity of both the A12 and A14, offering excellent connectivity for commuters. Nestled in a discreet, tucked-away setting, the site combines convenience with scenic countryside views. Ref: DC/24/03546

Guide £735,000

## Land Behind Brooke House, Old London Road, Copdock, Ipswich, Suffolk, IP8 3JD

An Exceptional opportunity to secure this parcel of land with full planning for four executive homes. A superbly located development site with detailed planning permission for four luxury executive homes. Ideally positioned within proximity of both the A12 and A14, offering excellent connectivity for commuters. Nestled in a discreet, tucked-away setting, the site combines convenience with scenic countryside views.

### Development:

The development consists of four plots measuring around 0.25 acres each (sts) with detailed planning in place for the follow scheme.

Plot 1 - 238m<sup>2</sup> / 5 bedroom detached  
Plot 2 - 224m<sup>2</sup> / 5 bedroom detached  
Plot 3 - 224m<sup>2</sup> / 5 bedroom detached  
Plot 4 - 238m<sup>2</sup> / 5 bedroom detached

All plots have planning in place for double garages.

Further details can be found on Babergh & Mid Suffolk planning portal  
Ref: DC/24/03546

CIL = £153,335

Notable locations within distance of the development.

Ipswich - 4 Miles (direct trains to London Liverpool Street)  
Colchester - 18 Miles (direct trains to London Liverpool Street)  
Hadleigh - 8 Miles  
Orwell Bridge - 7 Miles

London is around 75mins drive from this location.

Coming directly off Colchester Road and down a private driveway which will be shared with one other property the land opens to where the development land which is considered flat and dig ready. The land is gated off at the front which provides a level of security to the development

It is believed that services are located nearby with mains drainage being located on the driveway heading into the development where power, water and internet is also located. But we recommend buyer doing their own investigations into this.

### Disclaimer:

Please note that the land is secured so access can only be granted Via David Burr. All information provided is to the best of intensions however, we recommend that buyers do their own due diligence. Pictures are used as guides and cannot be relied upon.



Viewing strictly by appointment with David Burr.

Land & New Homes	(01787) 888699
Castle Hedingham	(01787) 463404
Clare	(01787) 277811
Leavenheath	(01206) 263007
Long Melford	(01787) 883144
Newmarket	(01638) 669035
Woolpit	(01359) 245245
Bury St Edmunds	(01284) 725525
Linton & Villages	(01440) 784346
London	(020) 78390888

DAVIDBURR.CO.UK

### Additional information

Services:.

None of the services have been checked by the agents.

Council: Babergh & Mid Suffolk Council

NOTICE. Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.