

A stunning rural building plot of over an acre, overlooking adjacent meadow land, with planning permission for an impressive, contemporary dwelling between Ashfield and Earl Soham.

Guide Price
£395,000 Freehold
Ref: P7320/J

Building Plot
Skylarks
The Street
Ashfield
Suffolk IP14 6NA



A building plot extending to approximately 1.2 acres (0.49 hectares) with planning permission for the erection of an impressive, contemporary designed dwelling of approximately 2,150 sq ft (200 sqm) offering entrance hall, open-plan kitchen/dining/living room, study, utility room and cloakroom on the ground floor. On the first floor there will be a galleried landing area, principal bedroom with dressing area and en-suite bathroom, two further double bedrooms and an additional bathroom. Generous driveway, double cartlodge and parking area.

Contact Us



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Suffolk IP13 9DU
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London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

The plot will be found along The Street, a short distance to the north of the well regarded village of Ashfield and just 2 miles to the west of the popular village of Earl Soham. Earl Soham benefits from a primary school, butchers/delicatessen, pub, The Victoria, doctors surgery, tennis court and village hall. The historic market town of Framlingham, with its fine medieval castle and good selection of shops, restaurants and pubs, is about 6 miles to the east. The town also provides a choice of schooling in both the state and private sectors. There is further shopping and schooling available in the large village of Debenham, which lies about 4 miles to the west and benefits from local shops and services. There are rail services from both Stowmarket and Ipswich, with regular direct services to London's Liverpool Street station.

Description

Planning permission was granted on 11th July 2022 (Ref: DC/22/02418/FUL) for the erection of a new dwelling and cartlodge, following demolition of the building approved for conversion. A copy of the planning permission, together with extracts of the consented plans, is included within these particulars.

The planning permission provides for the construction of an impressive, contemporary dwelling that extends to approximately 2,150 sq feet (200 sqm) in all. The drawings that accompanied the planning permission provide for a mixture of vertical timber cladding together with rendered and colour-washed elevations set within a steel portal frame underneath a pitched standing seam zinc (or similar) roof. It is intended that the windows and doors will be in a complementary black or grey frame.

The proposed accommodation will comprise an entrance hall, large open-plan kitchen/dining/living room with sliding doors opening onto a covered patio area and the rear garden, study, utility room and cloakroom on the ground floor. On the first floor there will be a galleried landing area, an impressive principal bedroom suite that also enjoys views to the north-west over the rear garden and beyond, with dressing room and en-suite bathroom, together with two further double bedrooms and a bathroom.

Outside it is planned that the proposed dwelling will be set well back from the road, and approached over a generous driveway that leads to the double cartlodge and parking area located just beside the property. There will be gardens that flank the driveway, where a number of mature trees are to be retained. There is also a good size garden to the rear, together with large patio area that can be directly accessed from the open plan kitchen/dining and living room. Facing in a westerly direction the rear garden will enjoy the sun during the second half of the day and into the evening.

Community Infrastructure Levy

Community Infrastructure Levy (CIL) is payable and we understand this will be in the region of £37,500 (Ref: LN00006146). However, if the plot is purchased by a self builder/owner occupier, then we understand that exemption from CIL may be available. Any detailed enquiries relating to CIL should be referred to the Local Planning Authority, Mid Suffolk Council; email - Infrastructure@baberghmidsuffolk.gov.uk; Tel: 01449 724563.

Services

We understand that mains water is available in the public highway and electricity is available nearby overhead. We understand that drainage will be by way of a new private treatment plant, that the purchaser will need to install. However, prospective purchasers should satisfy themselves with the availability and capacity of services.

Viewing

Strictly by appointment with the agent.

Local Authority

Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0300 1234000; www.midsuffolk.gov.uk/home

Site Plan - Indicative Only



Proposed Elevations - Indicative Only



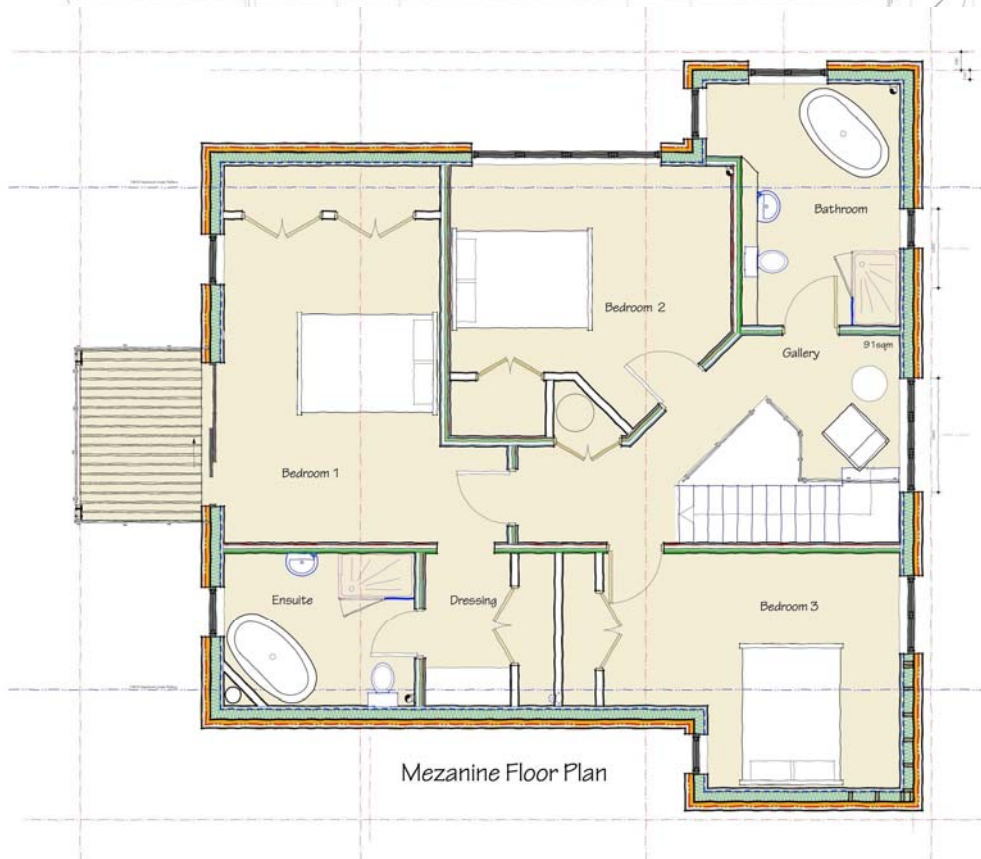
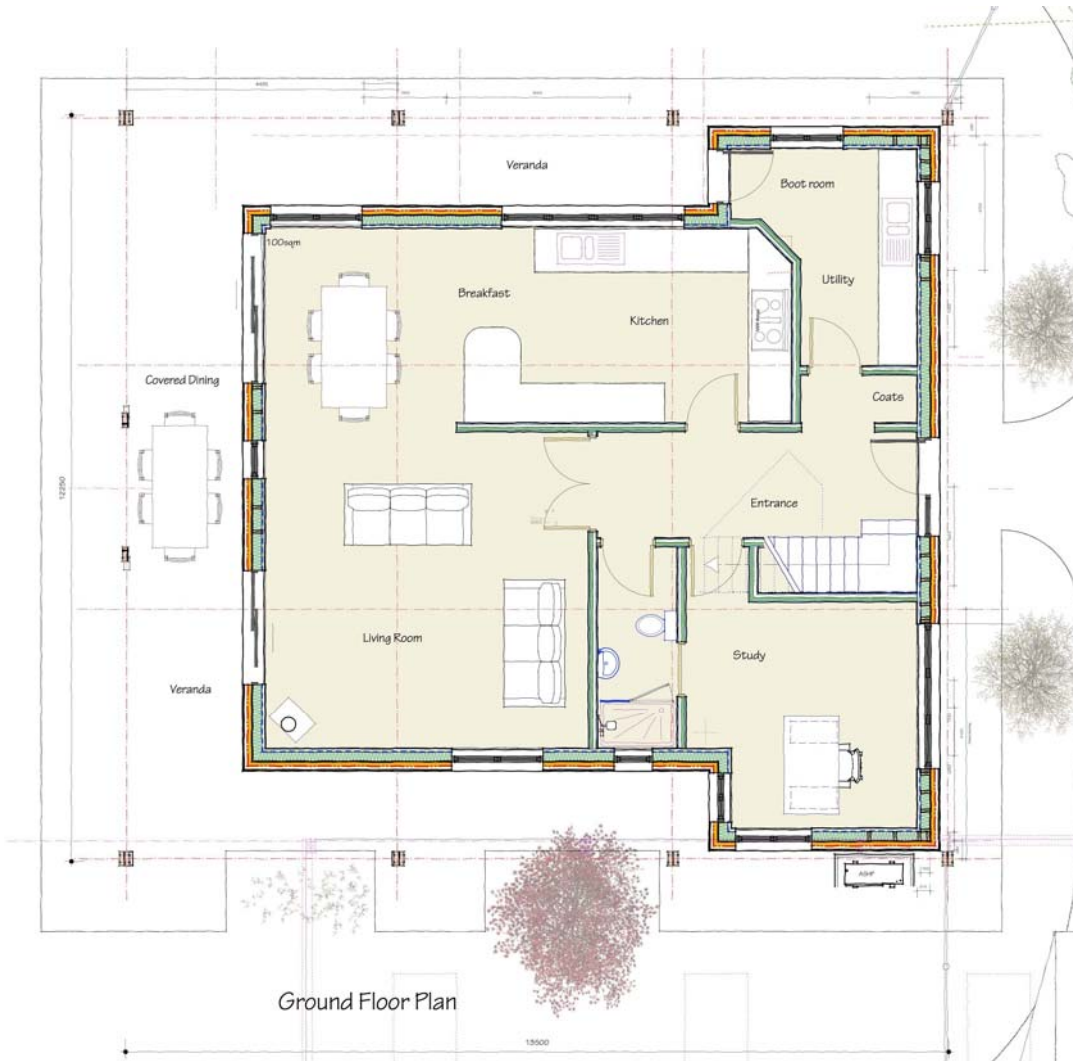
Location Plan - Indicative Only



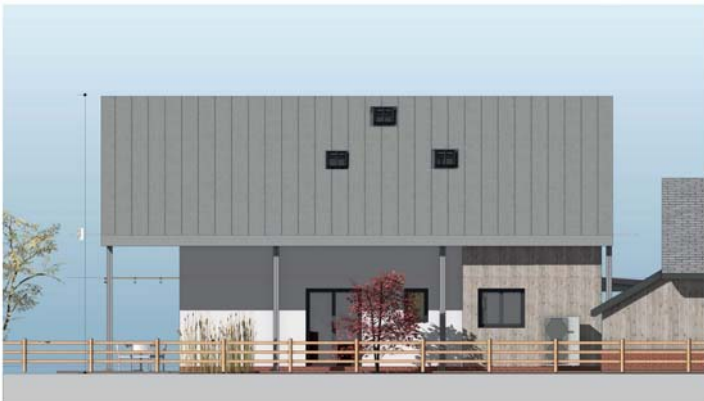
Proposed Elevations - Indicative Only



Proposed Floorplans - Do not scale



Proposed Elevations - Indicative Only





NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

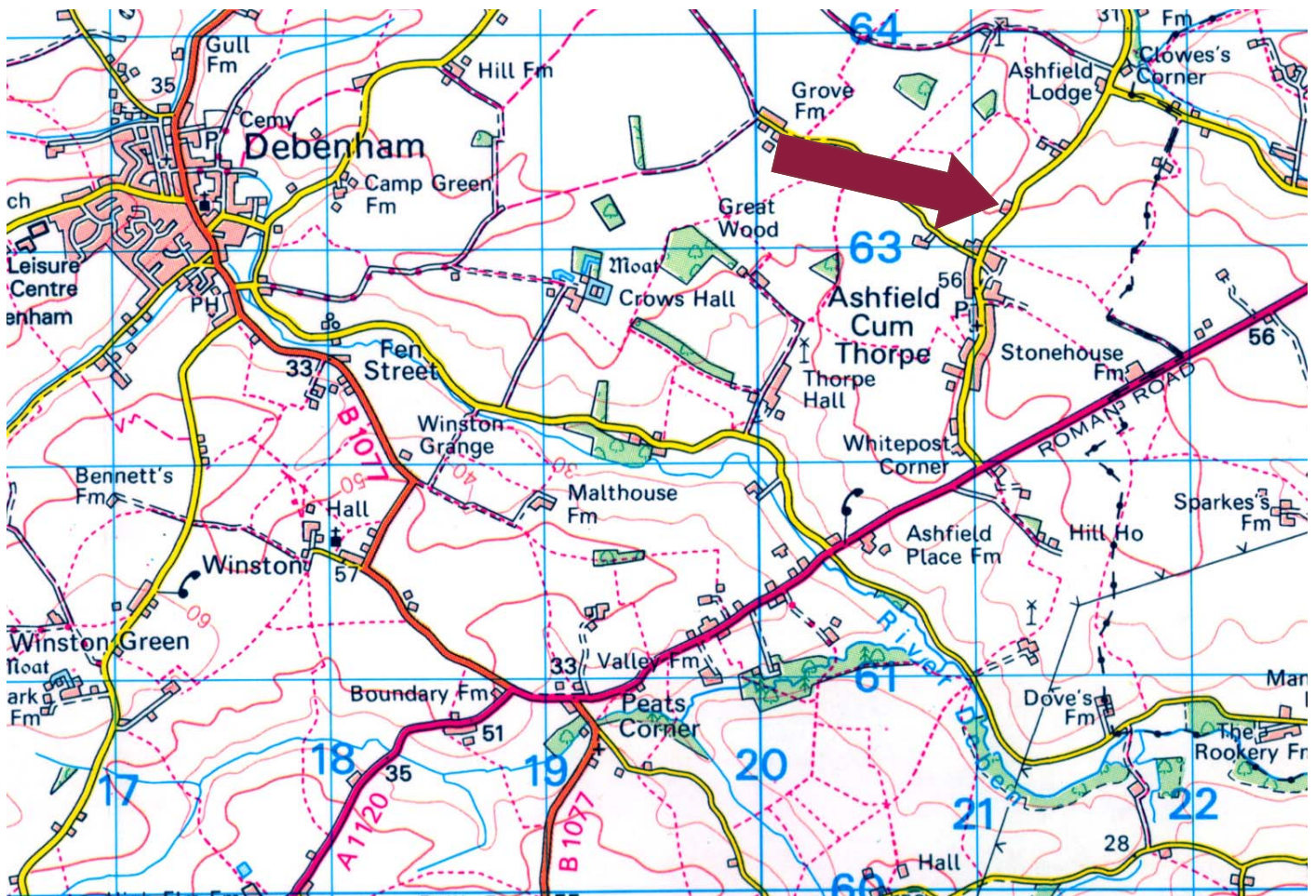
3. Drawings provided by kind permission of Tracing House Architects; Tel: 07799 112008; email: robmf@zoo.co.uk.

April 2024

Directions

Heading from Earl Soham pass the Victoria Pub on your left and continue past the turning to the A1120 proceeding along Low Road for approximately one mile. Take the left turn at the triangular junction. Continue along The Street for nearly a mile where the building plot will be found on the right hand side.

For those using the What3Words app: [///geese.shuffles.wriggle](https://www.what3words.com/#!////geese.shuffles.wriggle)



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.

Philip Isbell – Chief Planning Officer
Sustainable Communities

Mid Suffolk District Council
Endeavour House, 8 Russell Road, Ipswich IP1 2BX

Website: www.midsuffolk.gov.uk



PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015

Correspondence Address:

T H Architects
Gosmore
Colgate End Road
Pulham Market
IP21 4XG
Norfolk

Applicant:

Mrs G Webb
The Hayloft
Sweffling
Saxmundham
IP17 2BU
Suffolk

Date Application Received: 10-May-22

Application Reference: DC/22/02418

Date Registered: 16-May-22

Proposal & Location of Development:

Planning Application - Erection of 1no. dwelling and cartlodge (following demolition of building approved for conversion under DC/18/01402).

Pear Tree Farm, The Street, Ashfield Cum Thorpe, Stowmarket Suffolk IP14 6NA

Section A – Plans & Documents:

This decision refers to drawing no./entitled PEA-001 received 10/05/2022 as the defined red line plan with the site shown edged red. Any other drawing showing land edged red whether as part of another document or as a separate plan/drawing has not been accepted or treated as the defined application site for the purposes of this decision.

The plans and documents recorded below are those upon which this decision has been reached:

Defined Red Line Plan PEA-001 - Received 10/05/2022
Block Plan - Proposed PEA-200 - Received 10/05/2022
3D/Axonometric Drawings PEA-204 - Received 10/05/2022
Block Plan - Existing 002A - Received 16/05/2022
Floor Plan - Proposed 201A - Received 16/05/2022
Elevations - Proposed 202A - Received 16/05/2022
Plans - Proposed 203A Cartlodge - Received 16/05/2022
Application Form - Received 10/05/2022
Ecological Survey/Report - Received 16/05/2022
Design and Access Statement and Heritage Statement - Received 16/05/2022

Section B:

Mid Suffolk District Council as Local Planning Authority, hereby give notice that **PLANNING PERMISSION HAS BEEN GRANTED** in accordance with the application particulars and plans listed in section A subject to the following conditions:

1. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE:
COMMENCEMENT TIME LIMIT

The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

2. APPROVED PLANS & DOCUMENTS

The development hereby permitted shall be carried out in accordance with the drawings/documents listed under Section A above and/or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard. Such development hereby permitted shall be carried out in accordance with any Phasing Plan approved under Section A, or as necessary in accordance with any successive Phasing Plan as may subsequently be approved in writing by the Local Planning Authority prior to the commencement of development pursuant to this condition.

Reason - For the avoidance of doubt and in the interests of proper phased planning of the development.

3. SPECIFIC RESTRICTION ON DEVELOPMENT: REMOVAL OF PERMITTED
DEVELOPMENT RIGHTS

Notwithstanding Section 55 (2)(a)(ii) of the Town and Country Planning Act 1990 as amended and the provisions of Article 3, Schedule 2 Part 1 Classes A to E and H and Part 2 Class A of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and re-enacting that Order with or without modification):- - no enlargement, improvement, insertion of new openings or other alteration of the dwelling house(s) shall be carried out, - no garage, car port, fence, gate, wall or any other means of enclosure, building or structure shall be erected, except pursuant to the grant of planning permission on an application made in that regard.

Reason - To enable the Local Planning Authority to retain control over the development in the interests of the amenity of the locality and to safeguard local distinctiveness.

4. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE:
CONSTRUCTION MANAGEMENT PLAN

Prior to the commencement of any works to demolish the existing barn, a Demolition and Construction Management Strategy shall be submitted to and approved, in writing, by the Local Planning Authority. The strategy shall include access and parking arrangements for

contractors vehicles and delivery vehicles (locations and times) and a methodology for avoiding soil from the site tracking onto the highway together with a strategy for remedy of this should it occur. The approved strategy shall be adhered to until completion of the development.

Reason - In the interest of highway safety to avoid the hazard caused by mud on the highway and to ensure minimal adverse impact on the public highway during the construction phase.

5. ACTION REQUIRED PRIOR TO USE/OCCUPATION - HIGHWAYS: PROVISION OF PARKING.

The use/building/s shall not be occupied/commenced until the area within the site shown on Drawings listed under Section A for the purposes of loading, unloading, manoeuvring and parking (including garage spaces as applicable) of vehicles has been provided and made functionally available. Thereafter that area/s shall be retained and remain free of obstruction except for the purpose of manoeuvring and parking of vehicles.

Reason - To ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would otherwise be detrimental to highway safety.

6. ON GOING REQUIREMENT FOR DEVELOPMENT: REFUSE BINS AND COLLECTION AREAS

The area/s to be provided for storage of Refuse/Recycling bins as shown on the approved drawings shall be provided in its entirety before the development hereby approved is brought into first use/occupation and shall be retained thereafter for no other purpose.

Reason: To ensure that refuse recycling bins are not stored on the highway causing obstruction and dangers for other users.

7. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMESCALE - HIGHWAYS: ELECTRIC VEHICLE CHARGING INFRASTRUCTURE

Prior to first occupation of the hereby approved development, details of electric vehicle charging infrastructure shall have been submitted to and approved, in writing, by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to first occupation and shall be retained thereafter for no other purposes.

Reason - To ensure the provision of charging infrastructure for electric vehicles in accordance with Suffolk Guidance for Parking 2019.

8. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMESCALE - HIGHWAYS: CYCLE STORAGE

Prior to first occupation of the hereby approved development, details of the areas to be provided for the secure, covered cycle storage shall be submitted to and approved, in writing, by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to first occupation and shall be retained thereafter for no other purposes.

Reason - To promote sustainable travel by ensuring the provision at an appropriate time and long term maintenance of adequate on-site areas for the storage of cycles in accordance with Suffolk Guidance for Parking 2019.

9. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMESCALE - HIGHWAYS:
VISIBILITY SPLAYS

Before the access is first used visibility splays shall be provided as shown on Drawing No. 200 REV A with an X dimension of 2.4 metres and a Y dimension of 78 metres [tangential to the nearside edge of the carriageway] and thereafter retained in the specified form.

Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction to visibility shall be erected, constructed, planted or permitted to grow over 0.6 metres high within the areas of the visibility splays.

Reason - To ensure drivers of vehicles entering the highway have sufficient visibility to manoeuvre safely including giving way to approaching users of the highway without them having to take avoiding action and to ensure drivers of vehicles on the public highway have sufficient warning of a vehicle emerging in order to take avoiding action, if necessary.

SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:

NPPF - National Planning Policy Framework
NPPG-National Planning Policy Guidance
FC01 - Presumption In Favour Of Sustainable Development
FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development
GP01 - Design and layout of development
H07 - Restricting housing development unrelated to needs of countryside
H13 - Design and layout of housing development
H15 - Development to reflect local characteristics
H16 - Protecting existing residential amenity
H17 - Keeping residential development away from pollution
T09 - Parking Standards
T10 - Highway Considerations in Development
SB02 - Development appropriate to its setting
HB01 - Protection of historic buildings

NOTES:

1. **Statement of positive and proactive working in line with the National Planning Policy Framework (NPPF)**

The proposal has been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations. The NPPF encourages a positive and proactive approach to decision taking, delivery of sustainable development, achievement of high quality development and working proactively to secure developments that improve the economic, social and environmental conditions of the area. While the applicant did not take advantage of the service, the Council provides a pre-

application advice service prior to the submission of any application. The opportunity to discuss a proposal prior to making an application allows potential issues to be raised and addressed pro-actively at an early stage, potentially allowing the Council to make a favourable determination for a greater proportion of applications than if no such service was available.

2.
 - o Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991
 - o Any discharge to a watercourse or groundwater needs to comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017
 - o Any discharge of surface water to a watercourse that drains into an Internal Drainage Board district catchment is subject to payment of a surface water developer contribution
 - o Any works to lay new surface water drainage pipes underneath the public highway will need a licence under section 50 of the New Roads and Street Works Act
 - o Any works to a main river may require an environmental permit

Babergh and Mid Suffolk District Councils have adopted Community Infrastructure Levy (CIL) charging which affects planning permissions granted on or after 11th April 2016 and permitted development commenced on or after 11th April 2016. If your development is for the erection of a new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling or holiday let of any size your development may be liable to pay CIL and you must submit relevant documents to our Infrastructure Team telling us more about your development, who will pay CIL and when the development will start. You will receive advice on the amount you have to pay and what you have to do and you can find more information about CIL on our websites here:

[CIL in Babergh](#) and [CIL in Mid Suffolk](#) or by contacting the Infrastructure Team on: infrastructure@baberghmidsuffolk.gov.uk

This relates to document reference: DC/22/02418

Signed: Philip Isbell

Dated: 11th July 2022

**Chief Planning Officer
Sustainable Communities**

Important Notes to be read in conjunction with your Decision Notice

Please read carefully

This decision notice refers only to the decision made by the Local Planning Authority under the Town and Country Planning Acts and DOES NOT include any other consent or approval required under enactment, bylaw, order or regulation.

Please note: depending upon what conditions have been attached to the decision, action may be required on your part before you can begin your development. Planning conditions usually require that you write to the Local Planning Authority and obtain confirmation that you have discharged your obligations. You should read your decision notice in detail and make a note of the requirements placed on you by any conditions. **If you proceed with your development without complying with these conditions you may invalidate your permission and put your development at risk.**

Discharging your obligations under a condition:

You should formally apply to discharge your conditions and the relevant application forms are available on the Council's website. The Local Planning Authority has 8 weeks to write to you after you submit the details to discharge your conditions. You should always account for this time in your schedule as the Local Planning Authority cannot guarantee that conditions can be discharged quicker than this. A fee is applicable for the discharge of planning conditions.

Building Control:

You are reminded that the carrying out of building works requires approval under the Building Regulations in many cases as well as a grant of planning permission. If you are in doubt as to whether or not the work, the subject of this planning permission, requires such approval, then you are invited to contact the Building Control Section of Babergh and Mid Suffolk District Councils.

Appeals to the Secretary of State

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or consent, or to grant permission or consent subject to condition, they may appeal to the Secretary of State for Communities and Local Government. The applicant's right of appeal is in accordance with the appropriate statutory provisions which follow:

Planning Applications: Section 78 Town and Country Planning Act 1990

Listed Building Applications: Section 20 Planning (Listed Buildings and Conservation Areas) Act 1990

Advertisement Applications: Section 78 Town and Country Planning Act 1990
Regulation 15

Town and Country Planning (Control of Advertisements) Regulations 2007

Notice of appeal in the case of applications for advertisement consent must be served within eight weeks of receipt of this notice. Notice of Householder and Minor Commercial Appeals must be served within 12 weeks, in all other cases, notice of appeal must be served within six months of this notice. If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within six months of the date of this notice, whichever period expires earlier.

Appeals must be made on a form which is obtainable from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at <https://www.gov.uk/government/publications/modelnotification-notice-to-be-sent-to-an-applicant-when-permission-is-refused>

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he/she will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him/her that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by it, having regard to the statutory requirements*, to the provisions of the Development Order, and to any directions given under the Order. The Secretary of State does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him/her.

2. If permission or consent to develop land or carry out works is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonable beneficial use by the carrying out of any development or works which has been or would be permitted they may serve on the Council of the district in which the land is situated, a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Section 137 of the Town and Country Planning Act 1990 or Section 32 Planning (Listed Buildings and Conservation Areas) Act 1990.

*The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70 and 72(1) of the Act.