

DAVID  
BURR

*Celebrating 25 years*



## **Development At Rydal, High Street, Thorndon, IP23 7LX**

Exciting Development Opportunity in the Heart of Thorndon.

A rare chance to acquire a centrally located parcel of land in the charming village of Thorndon, complete with full planning permission for three stunning new dwellings, approved in November 2024.

This is a prime opportunity for developers or self-builders looking to bring a bespoke project to life in a sought-after rural setting.

Guide £425,000 - £450,000

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### Location:

Eye – 3 Miles  
Ipswich – 18 Miles  
Stowmarket – 11 Miles  
Framlingham – 11 Miles  
Bury St Edmunds – 27 Miles

### Train:

Diss Station – 8 Miles which has direct routes to London Liverpool Street

**Planning** has been approved under Ref: DC/24/01460 for three dwellings which includes a pair of linked chalet bungalows and a detached house.

Plot 1 - 94m<sup>2</sup> / 1012sq/ft - three bedroom linked chalet bungalow

Plot 2 - 120m<sup>2</sup> / 1297sq/ft - three bedroom linked chalet bungalow

Plot 3 - 178m<sup>2</sup> / 1916sq/ft - four bedroom detached house

Planning will require a new access to be created for the original property along with a walled boundary to the right hand side of the property and demolition of the properties garage.

CIL = £58,362.87 via a phased payment. It is the buyer's responsibility to give notice prior to commencement.

It would be buyers responsibility to also discharge any outstanding condition. It will be a requirement that the new access and driveway for the existing house are constructed upon commencement, along with the court yard wall which will separate the existing house from the development.



Viewing strictly by appointment with David Burr.

Land & New Homes (01787) 888 699

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

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## Additional information

### Services:

It is believed that services are within proximity with power and drainage located at the front of the development. An easement will be required for the original property to continue using the mains drain which are located within the development land.

Please do your own investigations on services.

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.