



**Building plot adjacent to Halfboys House,
Norton, Suffolk.**

**DAVID
BURR**

Building plot adjacent to Halfboys House, Norton, IP31 3LE

Norton is a well-connected and popular Suffolk village, offering a range of amenities including a shop, post office, garage, and the highly regarded village pub – The Dog. Families are well served by a respected local primary school, and commuters benefit from excellent access to the A14, linking easily to Bury St Edmunds and Stowmarket. From Stowmarket station, direct trains to London Liverpool Street take around 80 minutes.

A prime opportunity to acquire a single building plot in a well-regarded Suffolk village, with planning permission granted for the erection of a detached dwelling with vehicular access and associated works. The approved proposal (Ref: DC/25/02307) details a residential property of approximately 106 sq.m. (1,141 sq.ft.) gross internal floor area, incorporating three bedrooms, contemporary living accommodation, designated parking, and a private garden of approx. 93 sq.m. The scheme also makes provision for ecology and biodiversity enhancements, including native hedge planting, bird and bat boxes, and a bee brick, in line with current environmental design guidance. Access will be via a new private entrance off Ixworth Road, with vehicle-to-vehicle visibility splays and sustainable driveway construction as detailed in the permission.

A well-located building plot in this popular Suffolk village, with planning permission granted (Ref: DC/25/02307) for the erection of a thoughtfully designed detached dwelling and new vehicular access.

The submitted plans illustrate a traditional detached house with a total proposed gross internal floor area of approximately **106 sq.m. (1,141 sq.ft.)**. The proposed accommodation is arranged as follows:

Ground Floor:

- Entrance hall with cloakroom
- Sitting room with dual aspect and doors opening to the rear
- Open-plan kitchen/dining room with access to the garden
- Understairs storage cupboard

First Floor:

- Principal double bedroom with built-in storage and En-suite facilities
- Two further bedrooms (one double, one single)
- Family bathroom

Externally, the plot includes:

- A private driveway and turning area

- Two off-road parking spaces
- Enclosed rear garden
- Dedicated space for bins and bicycle storage
- Biodiversity measures including bat and bird boxes, a bee brick, and planted landscaping to enhance habitat provision

Access and Services

Vehicular access is proposed via a new driveway entrance directly off Ixworth Road, designed in accordance with Suffolk County Council's DM01 standards. The plans include **visibility splays of 2.4m x 59m**, with no obstructions above 600mm in height within the splay area. The existing overhead electricity lines are proposed to be **re-routed underground**, subject to the necessary approvals from UK Power Networks (UKPN).

Planning and Status

The plot is being sold subject to planning permission. The application has been GRANTED permission by the local planning authority. Full details,

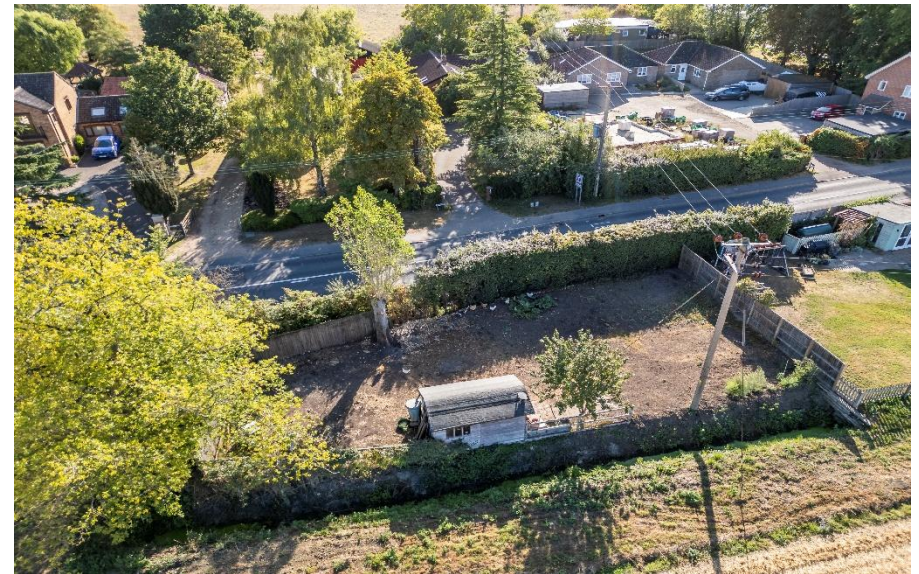
Building plot adjacent to Halfboys House, Norton, IP31 3LE

including plans and supporting documentation, are available via the council's planning portal using reference DC/25/02307.

Agents Notes

- All details provided in this brochure, including the layout, design, access, landscaping, and ecological enhancements, are entirely indicative and have been based on the submitted plans.
- The final scheme may be subject to change, amendment, or additional conditions as required by the council as part of the planning process.
- Any future development of the site will remain subject to securing full planning permission, alongside compliance with building regulations, statutory approvals, and legal agreements where applicable.
- No services are currently connected to the plot. Interested parties are advised to make their own independent enquiries regarding availability and connection.
- Site boundaries shown are indicative and should be verified against the approved plans and legal title documentation.

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.



PLANTING SCHEME

PLANT KEY

- Native Plant Species
- Native Plant Species
- Native Plant Species
- Native Plant Species

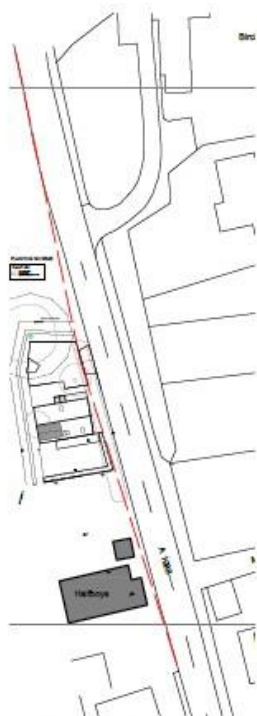
GENERAL PLANTING SPECIFICATION

This drawing should be read in conjunction with the Architectural Plan Set.

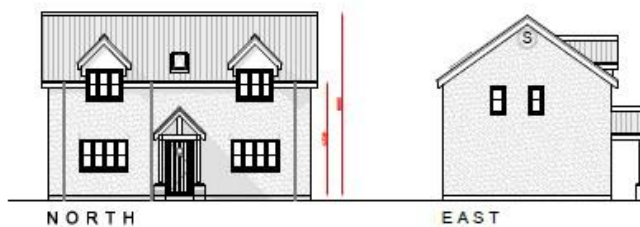
The landscape contractor shall maintain all the planting areas for a period of 12 months following completion of works.



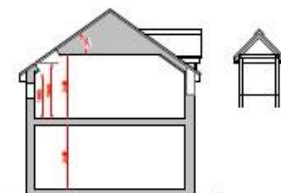
SITE PLAN
(SCALE 1:200)



VISIBILITY SPLAYS
(SCALE 1:500)



SECTIONS



BIODIVERSITY PROVISION

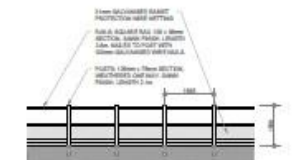


HEDGEHOGS
Biodiversity Provision of Hedgehog
Colour: Green
Marked on plan with 'H' symbol

BEEES
Biodiversity Provision of Bee
Colour: Orange
Marked on plan with 'G' symbol

BATS
Biodiversity Provision of Bat
Colour: Grey
Marked on plan with 'B' symbol

BIRDS
Biodiversity Provision of Bird
Colour: Blue
Marked on plan with 'S' symbol



POST AND RAIL (3 BAR) FENCE ELEVATION

ORDNANCE SURVEY MAP

(SCALE 1:1250)



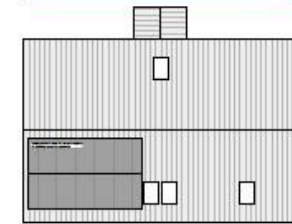
NOTES:
THIS COPY OF THIS DRAWING IS RETAINED BY ANDREW FLEETMCIAIT
THIS DRAWING MUST NOT BE REPRODUCED
ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCING WORK OR ORDERING ANY MATERIALS
ANY DISCREPANCIES TO BE NOTIFIED IMMEDIATELY
© ANDREW FLEETMCIAIT 2011



First Floor (12m)



Ground Floor (12m)



Roof Plan

FLOOR PLANS

Revision	Notes	Date	Drawn	Checked
1	PROPOSED DWELLING, ACCESS AND ASSOCIATED WORKS	12/08/25	AJF	APF
2	REVISIONS	12/08/25	AJF	APF
Client: MR & MRS MILLYARD				
Project: PROPOSED DWELLING, ACCESS AND ASSOCIATED WORKS				
Address: LAND NORTH OF HALFBOYS IKWORTH ROAD NORTON SUFFOLK				
Drawing: PROPOSED				
Drawing No.	25-060 - 100	Revision	B	
Scale	1:100	Paper Size	A1	Drawn
Checked				XXX
 andrewfleetmciait charteredarchitecturaltechnologist 8 Regent Place, Ipswich, Bly, Cambridgeshire, CB1 3PL Tel: (01553) 722851 or www.andrewfleetmciait.co.uk or info@andrewfleetmciait.co.uk				