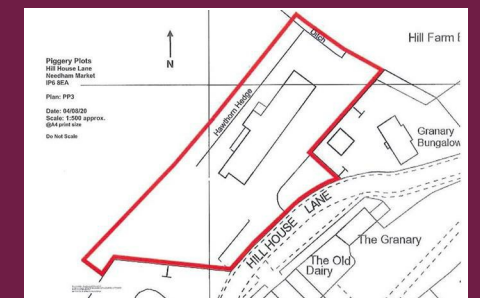


## Plots Hill House Lane, Needham Market, Needham £350,000 Market, IP6 8EA

Rarely available building land of approximately 1 acre (STS), set a most desirable location in a tucked away location a short walk from Needham Market High Street. With outline planning permission for a detached bungalow and 2 semi detached bungalows providing cloakroom, open plan living accommodation, 3 bedrooms, 1 with en-suite, Family Bathroom, Garage and Gardens.



#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

#### DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

# Plots Hill House Lane, Needham Market, Needham Market, Suffolk, IP6 8EA

## NEEDHAM MARKET:

Needham Market lies in the heart of Mid Suffolk between the towns of Bury St Edmunds and Ipswich. Facilities include butchers, bakers, post office, co-op supermarket and a number of individual shops. Needham Market also has a rail station with mainline connections to Ipswich and Stowmarket where in turn there are main line services to London Liverpool Street. The town also has the Needham Lake conservation area with a number of countryside walks and the county town of Ipswich is just eight miles away with all the social, shopping and leisure facilities.

Hamilton Smith are pleased to offer these building plots which are located in sought after location within Needham Market. With outline planning permission for a detached and 2 semi detached single storey dwellings.

Please note that the buyer would need to demolish the current outbuilding and remove the contents which occupies the plots.

TO VIEW THE OUTBUILDING INTERNALLY ALL VIEWINGS MUST BE ACCOMPANIED.

For further information and planning documents please visit the Mid Suffolk Planning website quoting Reference DC/20/01476.

Plot 1, has outline planning permission for a detached bungalow and 2 and 3 are semi detached bungalows with the following accommodation....

With front door leading to...

**OPEN PLAN LIVING ROOM/DINING ROOM/KITCHEN:**

**UTILITY ROOM:**

**BEDROOM 1:**

**EN-SUITE:**

**BEDROOM 2:**

**BEDROOM 3:**

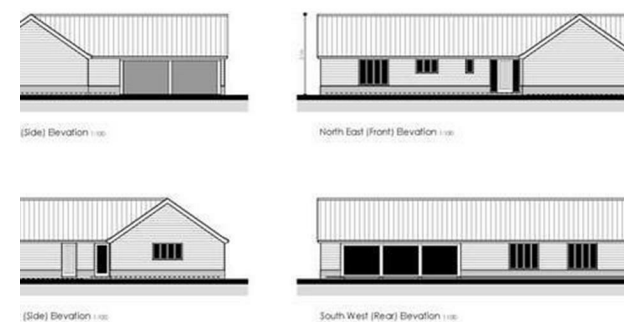
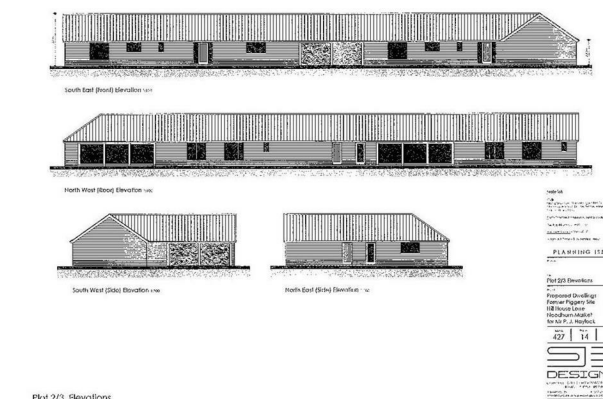
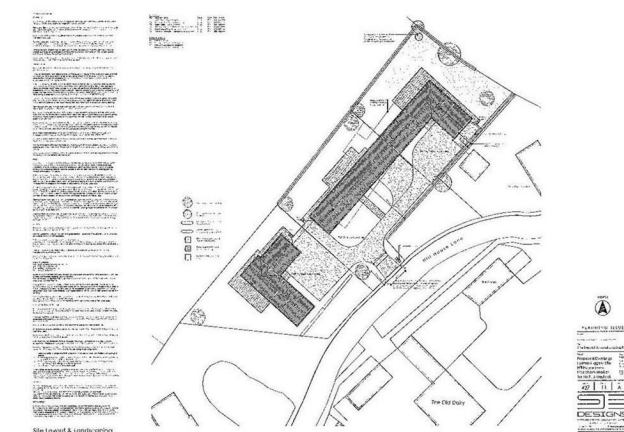
**FAMILY BATHROOM:**

**OUTSIDE:**

Viewings are strictly by appointment only, call the office on 01449 722242.

**NEEDHAM MARKET OFFICE:**

54 High Street, Needham Market, Ipswich, IP6 8AP. TO VIEW PLEASE CALL 01449 722242 or email [needham@hamilton-smith.com](mailto:needham@hamilton-smith.com)



Looking to sell  
your home?  
Request a free valuation today  
Call us on 01449 722242