



- Two Unit Site With Outline Planning Consent
- Over one third of an acre in total
- Agreed Access
- Exciting Opportunity to Purchase a Residential Development Site

Land Adjacent Loraine Way, Loraine Way, Ipswich, Suffolk, IP8 4JR

Guide Price Of £200,000

A well proportioned and conveniently located two unit site with outline planning consent in place. The properties are agreed to be accessed over a single driveway from Loraine Way, this site presents an excellent opportunity for a purchaser to make the best of the generous size of the plots, in total just over a third of an acre (sts). Available immediately.



INFORMATION

the outline consent provides for two detached properties with a single detached garage block situated between the houses. Gardens for both properties are particularly generous. Access is via secure gateway to the South of the site.

VIEWINGS

by prior appointment with the vendors agents

BRAMFORD

a well serviced village located just a short drive from Ipswich and close by to the village of Sproughton with a number of shops and facilities. The site is situated just a ten minute drive from Ipswich Railway station with regular trains to London Liverpool Street. Both Primary and secondary education are available locally.

SERVICES

we understand that mains water, gas, electric and drainage (Treatment Plant Option) are all available to the site. However potential purchasers are strongly advised to satisfy themselves as to the exact location of said services and their suitability.

PLANNING CONSENT

reference - DC/22/01449 – can be accessed via the Babergh District council planning search page. Consent in place is an outline consent and therefore buyers will need to progress the application through to full planning and to satisfy and reserve matters specified.

PLANNING CONDITIONS

potential purchasers are requested to familiarise themselves with all conditions relevant to the outline consent.



COMMUNITY INFRASTRUCTURE LEVY

We understand Babergh District Council have a CIL policy which will be calculated on the approval of Reserved Matters and will therefore be applicable to this proposed plot. Intending buyers should therefore familiarise themselves with Babergh DC CIL policy and charges and liability, details of which can be found online at <https://www.babergh.gov.uk/planning/community-infrastructure-levy-and-section-106/community-infrastructure-levy-cil/> We understand currently that buyer(s) who wish to either self build or contract a builder to carry out construction for their own intended occupation may be eligible for exemption from the CIL payment providing they remain in occupation for a period of at least 3 years and subject to meeting the current criteria set out in the CIL notice. Any intending buyer should satisfy themselves of their eligibility for this exemption. All intending buyers should also make themselves aware of any additional fees, statutory or otherwise for which they may be liable.

METHOD OF SALE

The site is offered for sale by private treaty. All Offers must be accompanied by evidence of Proof of Funds, Proof of Identity and details confirming ability to proceed with the purchase.

CONDITIONS OF SALE

Exchange of contracts sought 6 weeks following receipt by your solicitor of full draft legal documentation with completion to be agreed thereafter but no longer than 14 days after exchange.

LAND AND NEW HOMES

We specialise in the identification, appraisal, acquisition, sales and marketing of residential and mixed use development sites of all sizes from unique single plots to multi unit new build schemes.

LAND

We offer a personal and professional service to landowners who wish to realise the full potential of their land assets, whether garden plots surplus to requirements or larger land parcels suitable for development, expertly guiding owners through each step of the process from planning to sale in order to achieve the best financial outcome.

NEW HOMES

Our builder and developer clients specialise in all sectors of the market, creating some of the finest new homes schemes in the area ranging from bespoke individual new homes designed in keeping with their location through to creating desirable communities of character that combine modern living with quality and attention to detail.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements