



Alan Bender Ltd

NEW BUILDS

www.alanbenderltd.co.uk

**Harpers Hill Development
Nayland with Wissington, Suffolk**

**DAVID
BURR**



Harpers Hill Development, Harpers Hill, Nayland With Wissington, Suffolk, CO6 4FX

Welcome to Nags Corner an exclusive brand-new development of just five luxurious homes, crafted with exceptional attention to detail by the highly regarded local developers Alan Bender Ltd. With over 40 years of experience in the industry, this family-run company is renowned for delivering impeccable standards throughout every home, ensuring a premium finish and a sense of quality the moment you walk through the door.

Due for completion late Spring 2026.

The historic village of Nayland is one of the area's most highly-regarded villages. There is a primary school, doctors' surgery, dental practice, post office, a village shop, a church, hairdressers and a public house. Nayland is situated in an Area of Outstanding Natural Beauty and was named in the 'Top 30 Places to Live in The UK Countryside'. The market town of Sudbury is nine miles, Ipswich 16 miles and Colchester approximately six miles providing a comprehensive range of amenities and a commuter rail link to London Liverpool Street station.

An exclusive new development of only five homes ranging from three to four-bedroom town houses benefitting from fully fitted kitchens, off-road parking and a 10-year new build warranty.

Plot 1 - Three bedroom semi - **£375,000** - SSTC

Plot 2 - Three bedroom semi - **£340,000** - SSTC

Plot 3 - Three bedroom end terrace town house - **£395,000**

Plot 4 - Four bedroom mid terrace town house - **£410,000**

Plot 5 - Four bedroom end terrace town house - **£435,000**

All properties come with off road parking for multiple vehicles and access to EV charging point.

Fully fitted kitchens with branded appliances.

Flooring included throughout the properties.

AGENTS NOTE: Buyers can have an input on internal finishings but this is subject to build stage. Build completion spring 2026.

SERVICES: Mains water, drainage and electricity are connected. Air source heat pump (ASHP) heating. **NOTE:** None of these services have been tested by the agent.

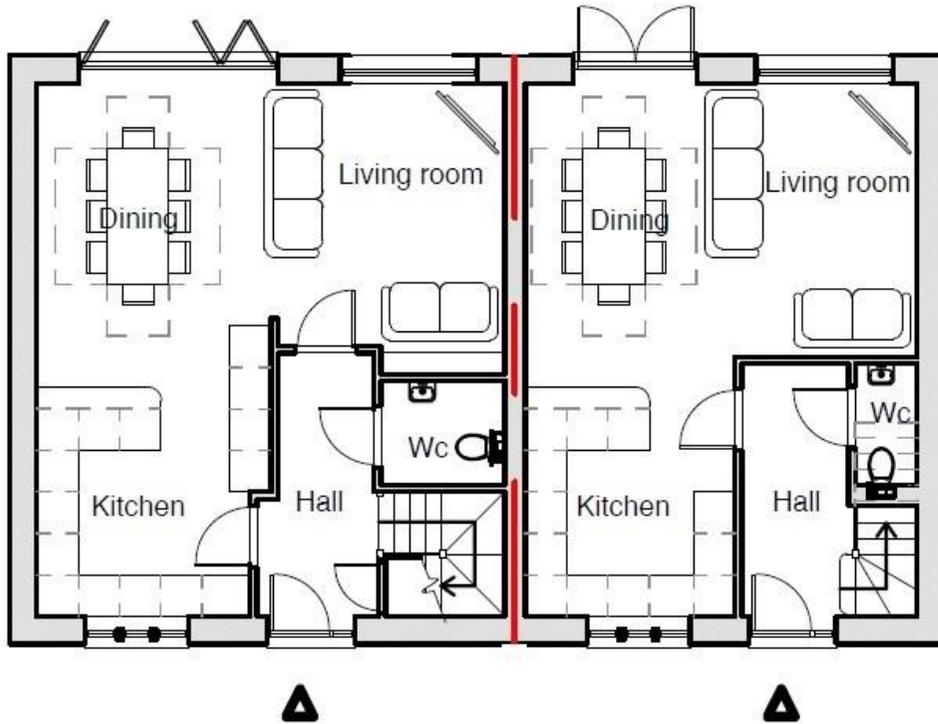
EPC RATING: A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000).

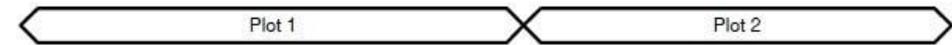
VIEWING: Strictly by prior appointment only through DAVID BURR.

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 whatsoever 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.

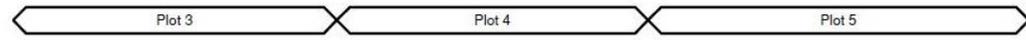
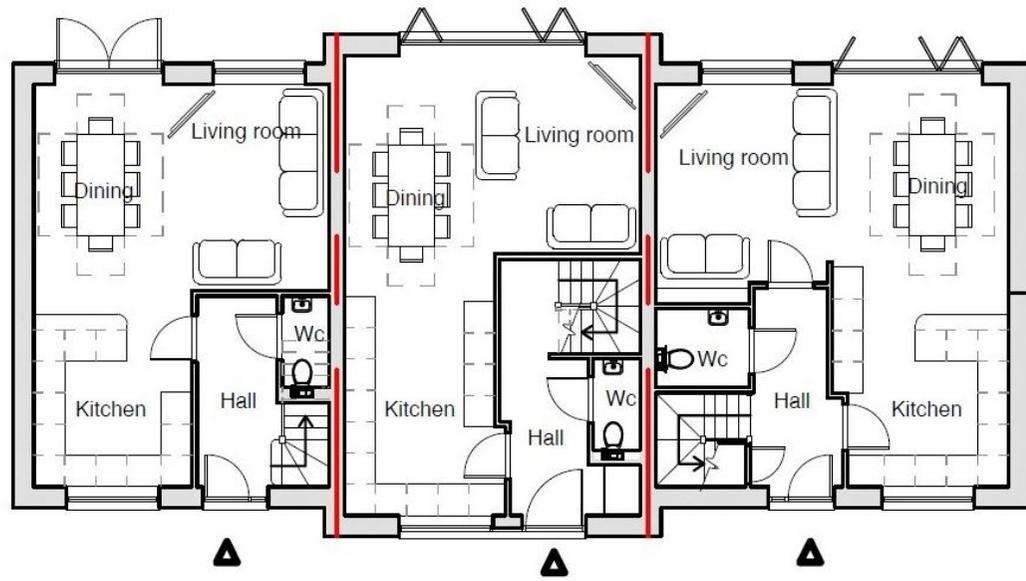
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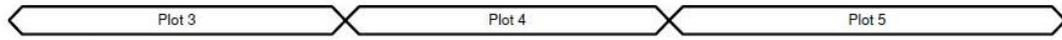
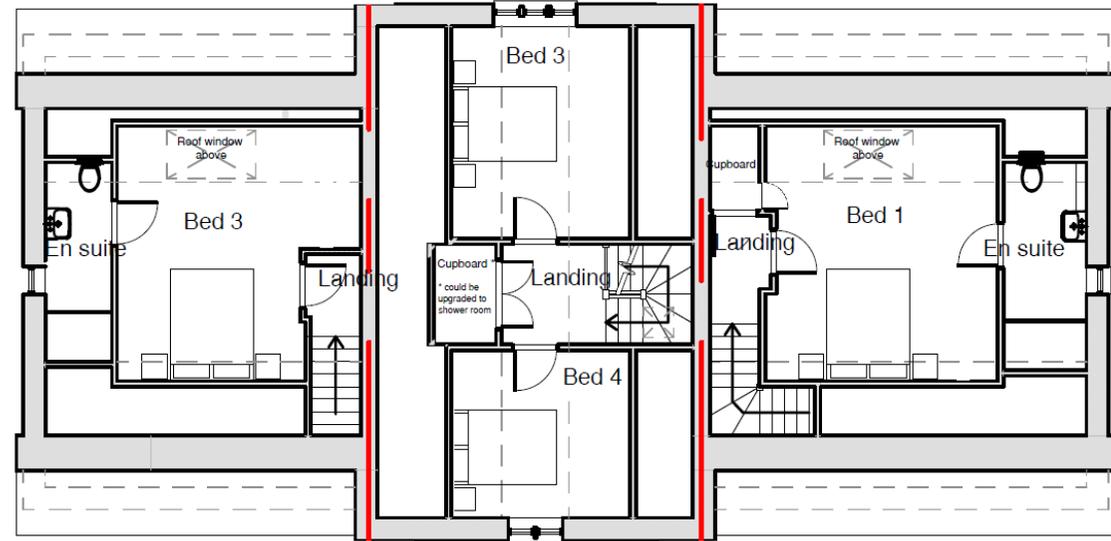
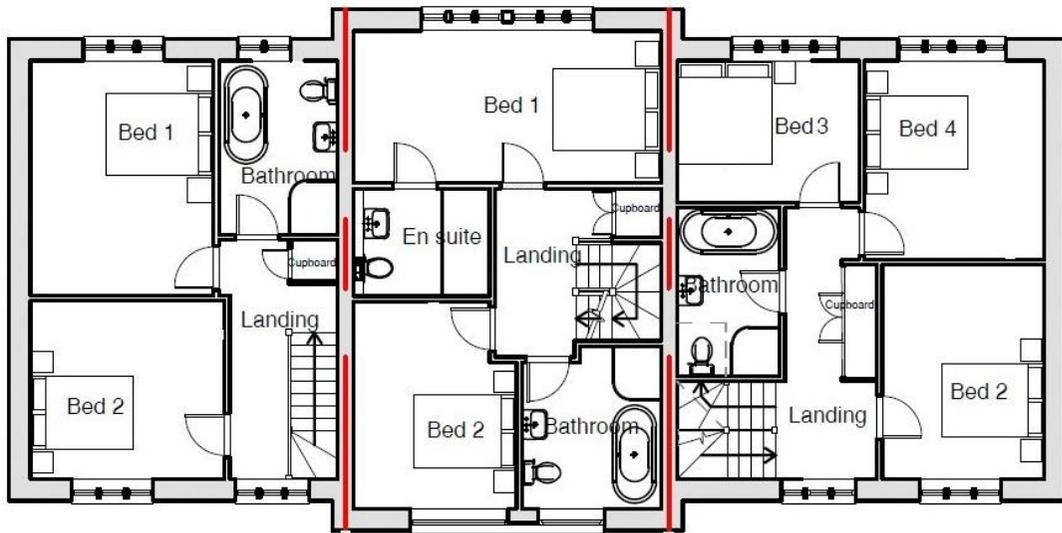
Ground floor plan



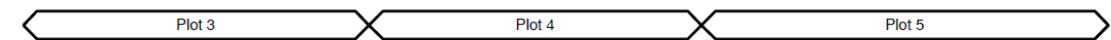
First floor plan



Ground floor plan



First floor plan



Second floor plan

