Chartered Surveyors / Estate Agents

Clarke & Simpson









Holiday Home Plots, Station Yard, Station Road, Laxfield, Suffolk IP13 8HF

Three holiday home plots with planning permission for the construction of three lodges, standing in a pleasant location on the edge of the village of Laxfield.

From £110,000 Freehold Per Plot

P7882C

Summary

Three holiday home building plots to be sold individually that once constructed can be occupied continuously for 11 months per year. Each lodge will have a reception hall, an open-plan kitchen/sitting/dining room along with two double bedrooms, each with an en-suite. Parking and gardens.

Location

The three holiday home lodge plots are situated on the edge of Laxfield, within walking distance of all the village has to offer. Laxfield benefits from a good range of local facilities including two public houses, a Co-op village shop with Post Office, museum and garage. On the first Saturday of the month there is a community market. All Saints Church also hosts concerts in the summer months. In addition, there is a cricket team, bowls and football clubs and a well supported village hall hosting numerous functions and clubs.

The historic market town of Framlingham, approximately 4.5 miles, and best known for its historic castle, offers an excellent range of shopping and recreational facilities as well as further good schools in both the state and private sectors. The Heritage Coast, with the popular centres of Southwold, Dunwich and Walberswick, lies about 12 miles to the east. The county towns of Ipswich and Norwich are both within about 25 miles. Diss, 14 miles, benefits from a mainline station with direct rail services to London's Liverpool Street station as well as further excellent shopping and recreational facilities.

Description

The three plots offer buyers an exciting opportunity to construct their own second home in a lovely rural area. The planning permissions, which have been implemented (Mid Suffolk District Council reference DC/22/04908 and DC/25/03297) state that each unit should not be occupied other than for holiday purposes and shall not be used as a residential dwelling. No person/s shall occupy any of the unit/s for a continued period of more than 11 months at any one time. It should be noted that whilst the buyers friends and family can use the lodge, it cannot be let as a commercial enterprise. The buyer will need to keep a register, which can be made available to the local planning authority with details of their name, permanent home address and vehicle registration. Some of the plans associated with the planning permission are within the particulars but further details can be found on the Mid Suffolk District Council Planning website. All of the photographs of the completed lodges are a guide only of what can be built and potential finishes.

The site itself has been landscaped with regard to parking and hedging. The concrete bases have been installed ready for the construction of the timber lodge. In addition, electricity and water are installed to each plot and the seller will be installing a shared sewage treatment plant. The vendor, who has experience of constructing other very similar lodges, has obtained quotes for all the works including the installation of kitchens/bathrooms at a figure of £95,300 + VAT. The agents have a full breakdown of quotes that can be emailed to individual parties. Subject to scheduling and confirmation of costs at the point of instruction, trades are lined up to commence the build of each lodge.

Community Infrastructure Levy

We understand that there is no Community Infrastructure Levy (CIL) associated with the planning permission.

Service Charge

The initial annual service charge will be £700 per year per lodge and this will cover the emptying/servicing of the sewage treatment plant along with its electricity costs; maintenance of the shared areas; rubbish disposal; an administration charge and water. (Each unit has its own electricity supply and there will be a submeter for water which will be charged at the prevailing rate).

Directions

Proceeding into Laxfield from Framlingham, at the War Memorial, turn left and head out of the village where the site will be found on the left hand side. Proceed into the site for Blyth Rise Stays and then turn left onto the Station Yard site.

What3Words:///bloom.lists.loosed





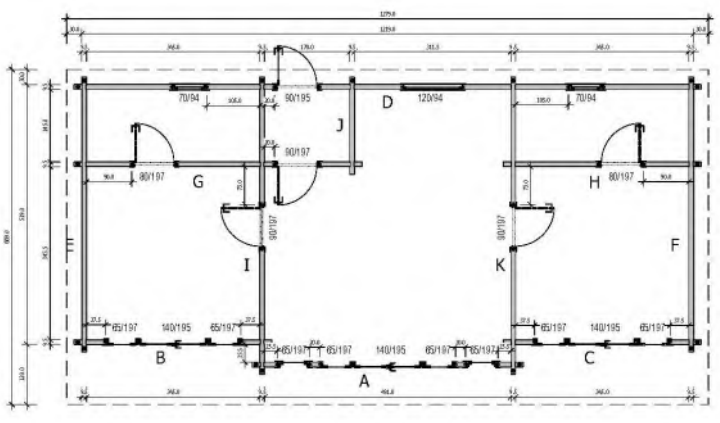




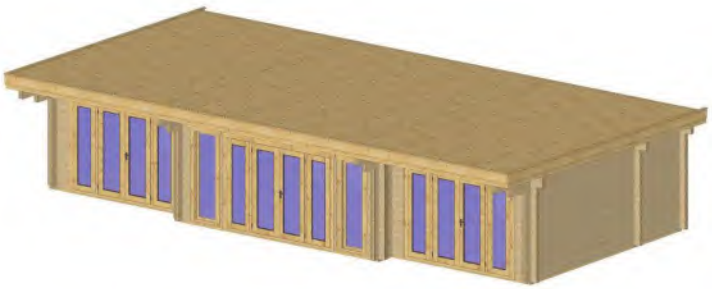








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Notice: view of doors, windows and other details could be different in reality instead of view on this brochure



Viewing Please contact the agents to inform of your intention to view.

Service Mains water (submeter) and electricity. Shared sewage treatment plant. Shared waste disposal area.

Broadband To check the broadband coverage available in the area click this link – https://checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile Phones To check the mobile phone coverage in the area click this link – https://checker.ofcom.org.uk/en-gb/mobile-coverage

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0345 6066067

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The photographs of the cabins (external and internal) are other completed units owned by the vendors but are almost exactly the same as the units that can be built at Station Yard.



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