

DAVID  
BURR

*Celebrating 25 years*



### **Land At, The Street, Stonham Aspal, Stowmarket, Suffolk, IP14 6AL**

Development opportunity to acquire a parcel of land extending to approximately 1 acre (STS), benefiting from outline planning permission for the construction of four dwellings which are a mixture of a detached bungalow and chalet bungalows. Conveniently positioned close to the popular Stonham Barns.

Guide £535,000

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IP14 6AL

Outline planning was passed in August 20th 2024 for four detached units. The application is a combination of two garden spaces between two separate owners which will be combined for the development.

There is power located at the rear of the site with water and drainage nearby. It would be down to the buyers to make their own investigations into services capacity.

The potential buyers would own the private access with one of the original properties called The Junipers. The buyers will own the access with The Junipers have a full right of access in place.

The outline scheme is based off the measurements below. It is understood that the application is active until 20th August 2027.

P1 - 1604 sq/ft (149m<sup>2</sup>) 1.5 story dwelling with 30m<sup>2</sup> double garage

P2 - 980 sq/ft (91m<sup>2</sup>) Bungalow with 15m<sup>2</sup> single garage

P3 - 1604 sq/ft (149m<sup>2</sup>) 1.5 story with 30m<sup>2</sup> double garage

P4 - 2099 sq/ft (195m<sup>2</sup>) 1.5 story with 30m<sup>2</sup> double garage

The development is located within the village of Stonham Aspal which has close connections to.

Debenham - 4 Miles

Stowmarket - 7 Miles (Stowmarket offers direct train links to London)

Needham Market - 7 Miles

Framlingham - 10 Miles

Ipswich - 12 Miles

Bury St Edmunds - 22 Miles

Further information can be found within the Babergh & Mid Suffolk planning portal Ref: DC/24/00201



Viewing strictly by appointment with David Burr.

Castle Hedingham (01787) 463404

Clare (01787) 277811

Leavenheath (01206) 263007

Long Melford (01787) 883144

Newmarket (01638) 669035

Woolpit (01359) 245245

Bury St Edmunds (01284) 725525

Linton & Villages (01440) 784346

London (020) 78390888

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### Additional information

Services: Please note that services are located within proximity of the development. Please make your own investigations into connections.

Please note also that CIL will be applied to this development and buyers are to make their own investigations into this.

Local authority: Babergh District Council

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.