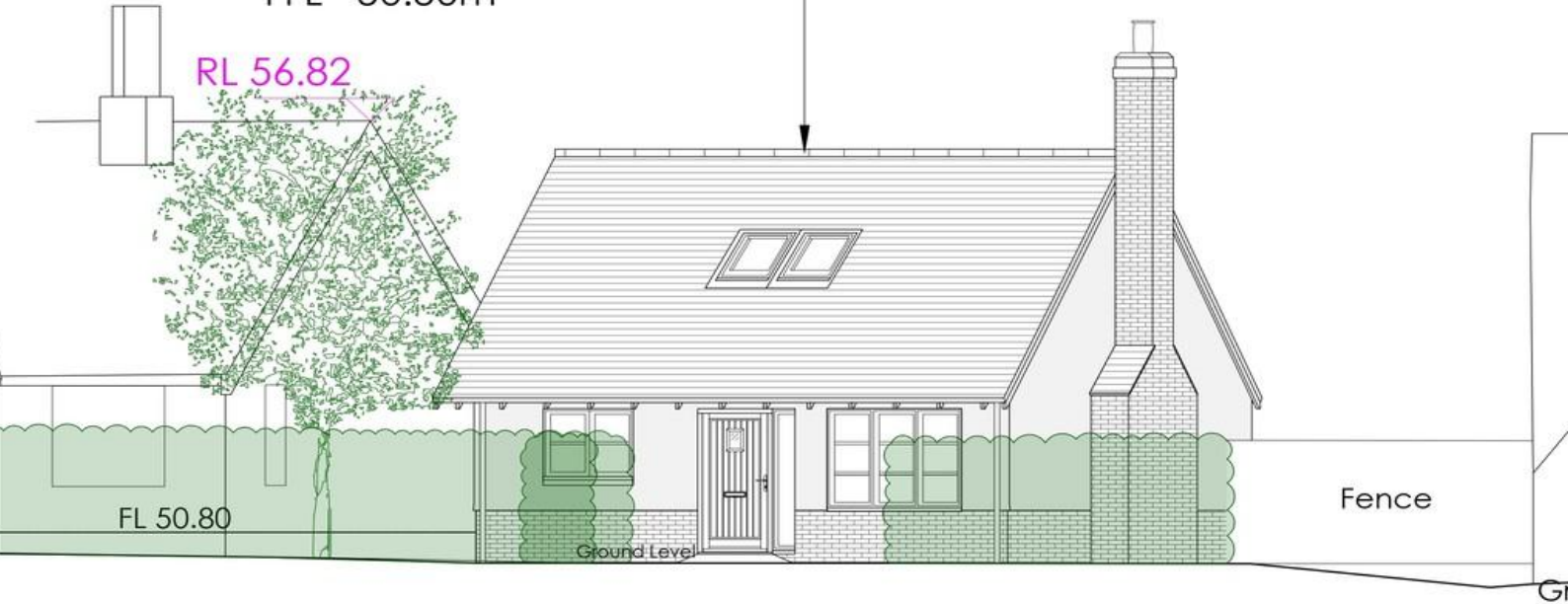


Proposed dwelling No. 43

RL 56.40m

FFL 50.50m

RL 56.82



Street Scene

**Grier & Partners**  
— LAND AND ESTATE AGENTS —

THE PLOT, THE GREEN, THE STREET, RAYDON,  
IPSWICH, SUFFOLK, IP7 5LW  
GUIDE PRICE £192,500





Front Elevation - south east



Side Elevation - south west



Side Elevation - north east

## INTRODUCTION

with consent in place for a substantial 1560 square foot detached two storey house enjoying views over open fields to the rear and positioned sympathetically within the street scene of the well-regarded village of Raydon. The property will have two large bedrooms one with en-suite and a large family bathroom on the first floor with an abundance of open plan living space, a study and sitting room on the ground floor. This wonderful plot gives a purchaser the opportunity to work within the existing planning consent to create their ideal home. Please contact us to arrange a viewing on site.



Rear Elevation - north west

#### INFORMATION

the property has availability to connect into mains drainage, mains water, electric and multiple broadband suppliers. The purchaser has the opportunity to choose their own heating supply be that oil, LPG gas or air source, there is no mains gas in the village.

#### PLANNING -

reference number DC/24/05290 – please contact us in the office or visit the Babergh Mid Suffolk council planning pages for full information. Please be aware that consent has been granted under the specific requirement that the build is carried out as defined under section 1(A1) of the self-build and custom house building act 2015. This in practice means the property must be occupied by the purchaser of the plot for a defined period following practical completion. It however does not remove the option for a purchaser to contract out the practical building of the property.

#### BUILD TIME-FRAME

the vendors require the build to have been commenced no later than 6 months following completion of the sale. Furthermore the build will be required to have reached practical completion no later than 30 months after completion.

#### BOUNDARIES

are marked on site including the point of access from The Street by white topped posts. Fencing will be erected by the vendors to the following boundaries between exchange and completion. Fencing to the rear will be of post and rail type with stock proof wire mesh. Fencing to the side between The Green (adjacent property to the West) and the plot will be of 6ft close board type running from front to rear.

#### RAYDON

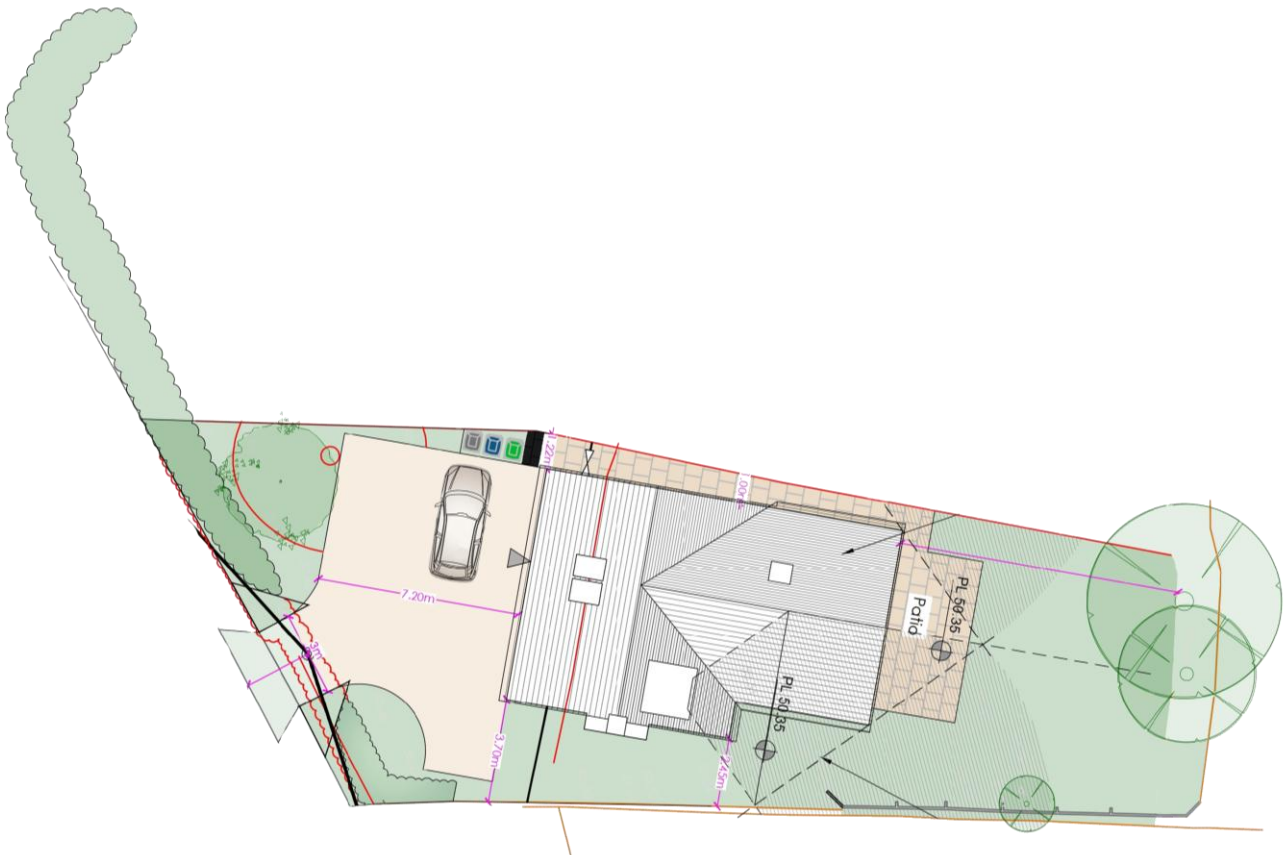
the village of Raydon combines close and effective transport links to the wider county and beyond including under an hours drive to London Stanstead airport and a 55 minute train journey into London from Manningtree Mainline station, with rural surroundings and the welcoming charm of a Suffolk village.

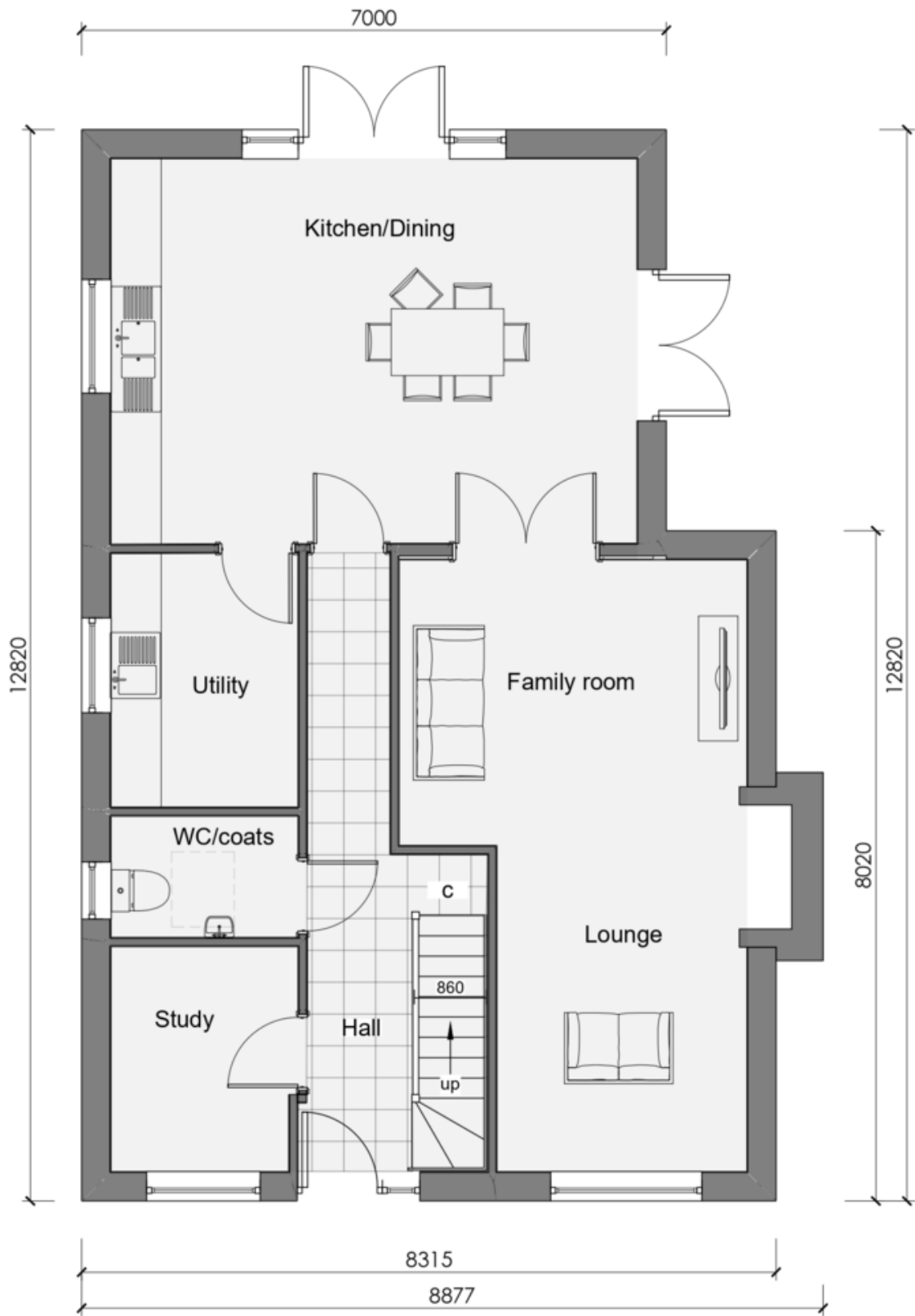




### POTTON HOMES

consent has been achieved using plans and guidance provided by Potton Homes a well known and highly regarded individual new homes contract builder. They are able to provide a custom build quotation if required and have most recently advised a ballpark build cost at £210 per square foot.

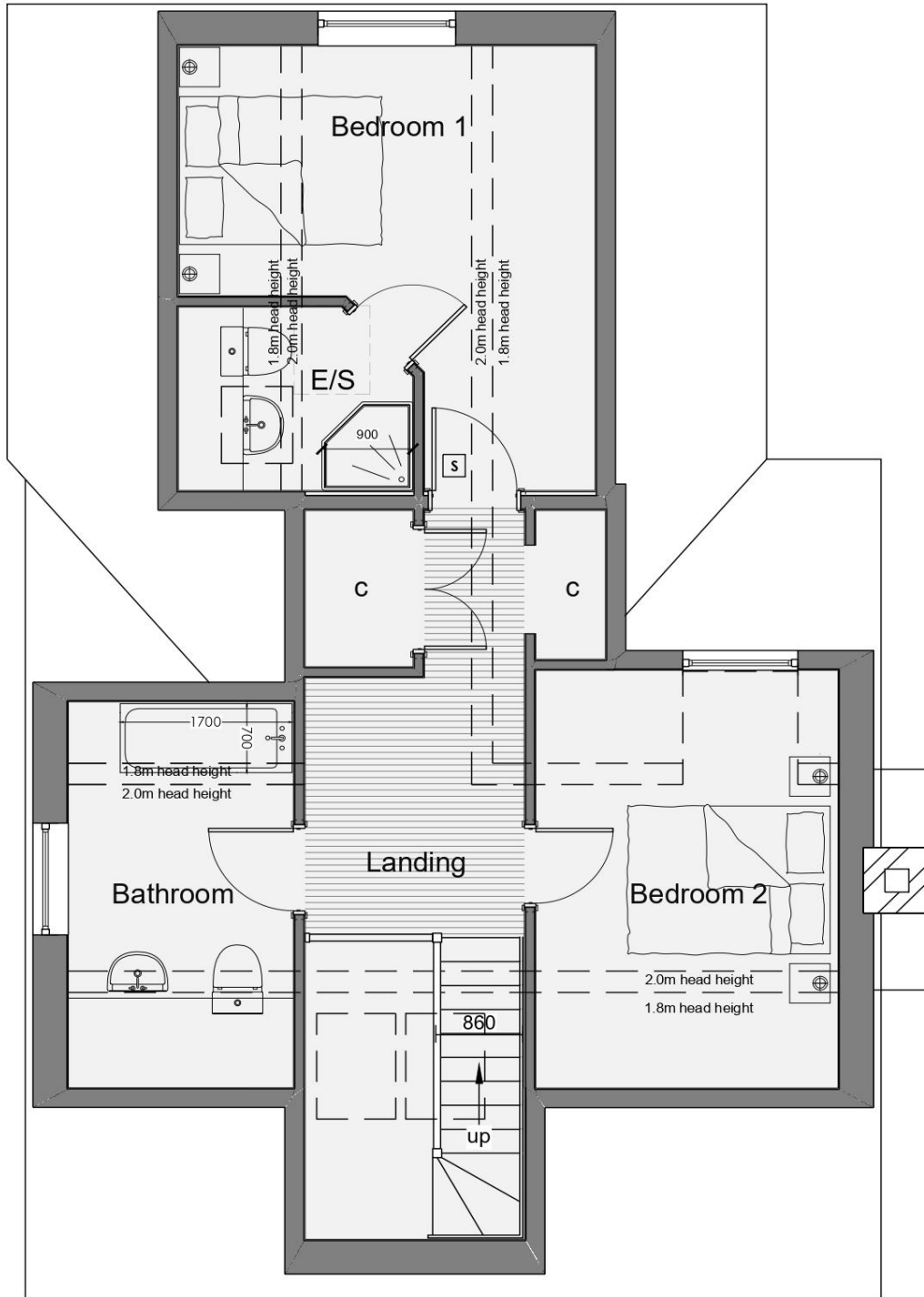




## GROUND FLOOR

GROUND FLOOR INTERNAL AREA: 86m<sup>2</sup>

Any room dimensions given are for guidance only



## FIRST FLOOR

FIRST FLOOR INTERNAL AREA: 59m<sup>2</sup>

Any room dimensions given are for guidance only