



**COTTRELLS**  
PROPERTY

Land at Lodge Road, Hollesley, Woodbridge  
Guide Price £450,000





## Description

Outline planning permission was allowed on appeal on 17 June 2022. Following this, a Reserved Matters application was permitted on 16 December 2025 for the erection of three large detached dwellings. The properties are well positioned within the site, each benefiting from the shared access, private gardens and a considered layout designed to complement the surrounding setting. The scheme presents an attractive opportunity to create a small cluster of high-quality homes in this desirable location.

## Accommodation (Approx. Gross Internal Area)

Plot 1 - 2,928

Plot 2 - 2,722

Plot 3 - 2,928

## Proposed Terms of Sale

The extent of the site being offered for sale is as per the indicative plans included within these particulars with the area to be sold edged red. The vendors are retaining the land to the rear and shall reserve access through the land to be conveyed, for all purposes. Furthermore, the Vendors shall reserve the right to connect into service media installed in the site.

The purchaser will be required to erect a fence and gate along the rear boundary within 6 months of purchase. The minimum standard of fence to be post and three rail with five bar gate at the appropriate location, according to the plans.

## Services

We have not carried out any detailed investigations in this regard and prospective purchasers should satisfy themselves with regard to the location and capacity of any services.

**Architects**

Plaice Design & Co Ltd, 5a Market Hill, Woodbridge IP12 4LP.

**Local Authority**

East Suffolk Council, East Suffolk House, Station Road, Melton, Woodbridge IP12 1RT.

**Viewings**

By prior appointment with the selling agents and thereafter with particulars in hand.

**Site Plan**

The site plan is indicative only.

**Further Land & Information**

It is considered that the land to the rear may be suitable for further development, subject to planning. The vendors invite interested parties to enter into a promotion or option agreement over the land or to make an offer for the land reflecting the potential.

**What3Words**

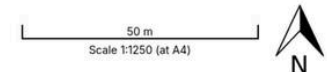
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## Cottrells Property

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