



LAND TO THE REAR OF GILLYFLOWER HOUSE

Polstead | Suffolk



Chapman Stickels

LAND TO THE REAR OF GILLYFLOWER HOUSE, ROCKALLS ROAD, POLSTEAD CO6 5AH / CO6 5AR

Hadleigh 5 miles / Colchester 10 miles / Ipswich 15 miles

The Property

The plot currently forms part of the residential curtilage to Gillyflower House, which is located some 65 metres to west. The site itself is slightly elevated with a cluster of deciduous trees. A former stable block is set to one corner, which is currently used as a garden store.

Planning

The full planning approved briefly comprises a detached two-bedroom bungalow with a floor area of approximately 131sq.m (1,400sq.ft).

A shared driveway (with neighbouring Gillyflower House only) will join the adopted highway to the north (Rockalls Road).

The full approval with 25 conditions, supporting documentation and associated site plans are available via Babergh & Mid Suffolk's planning portal (www.babergh.gov.uk/planning/) under reference DC/23/03923.

The permission was granted on the 12th January 2024, and the development must commence no later than the expiration of three years from the approval date above.

Boundaries

The entire northern, southern and eastern boundaries are defined, where the latter attractively abuts grazing land. The entire western boundary requires demarcation, where the erection of a mutually agreeable fence type is required with the vendors.

Services

Mains water is on site but requires connection. Electric and telephone cables are located along the adopted highway

A 0.27 ACRE BUILDING PLOT OCCUPYING A SECLUDED SEMI-RURAL LOCATION WITH FULL PLANNING PERMISSION FOR A DETACHED, TWO-BEDROOM BUNGALOW



(Rockalls Road) but also requires connection. Private foul drainage treatment plant requires installation.

Location

With the village centre located some 120 metres away from the site, Polstead is a popular and picturesque village with the green and pond. Village amenities include The Cock pub, an active village hall, community shop and post office as well as the beautifully positioned St Mary's Church. In addition, there is an excellent network of footpaths across the surrounding rolling countryside. Further amenities and popular restaurants can be found in neighbouring Stoke-by-Nayland, Nayland and Hadleigh.

Community Infrastructure Levy (CIL Liability)

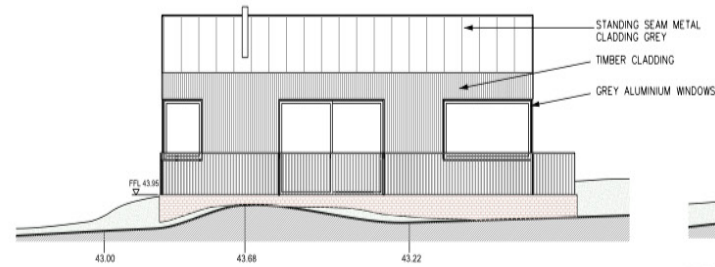
A CIL payment can apply; however, self-builders are exempt but must remain in residence for a minimum period of 3 years from completion. The charge is based on an indexed calculation of £115 per sq.m of the entire proposed floor area (including garaging).

Purchasers' Obligations and Considerations

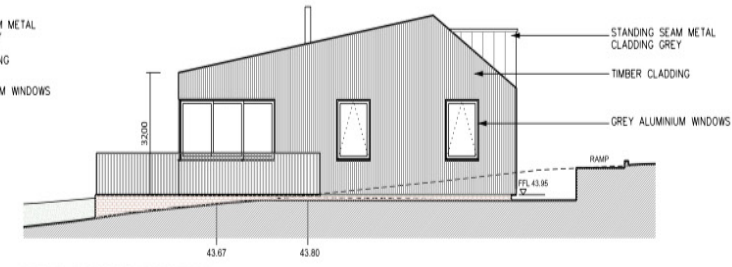
The discharge of all stated conditions and any unilateral undertakings.

Flood Risk

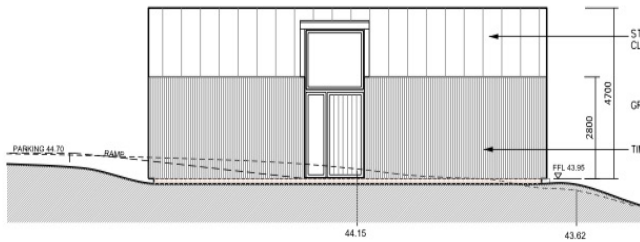
The plot is within Flood Zone 1, which has the lowest risk of fluvial flooding.



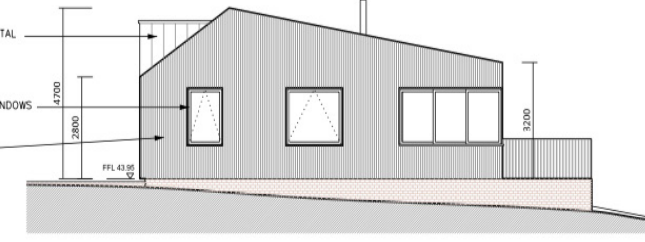
SOUTH ELEVATION
1:100



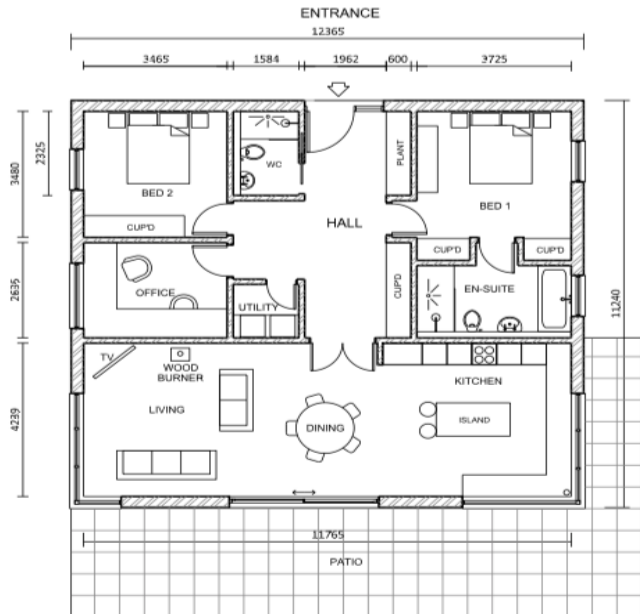
EAST ELEVATION
1:100

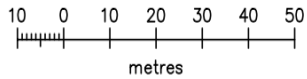
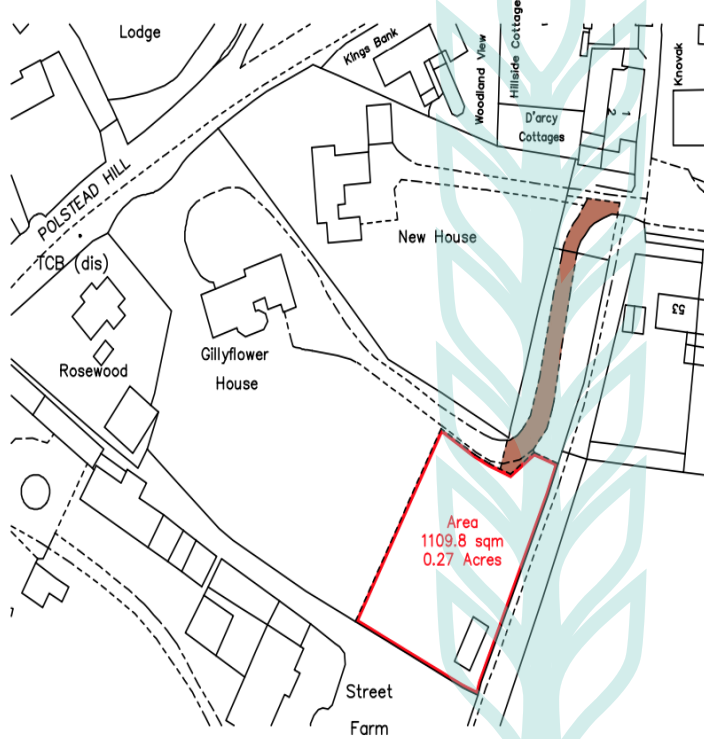


NORTH ELEVATION
1:100



WEST ELEVATION
1:100





rightmove

onTheMarket.com

Zoopla

PrimeLocation.com

All enquiries:

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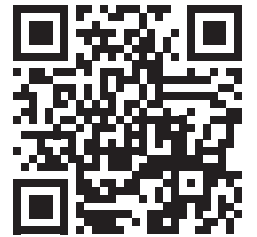
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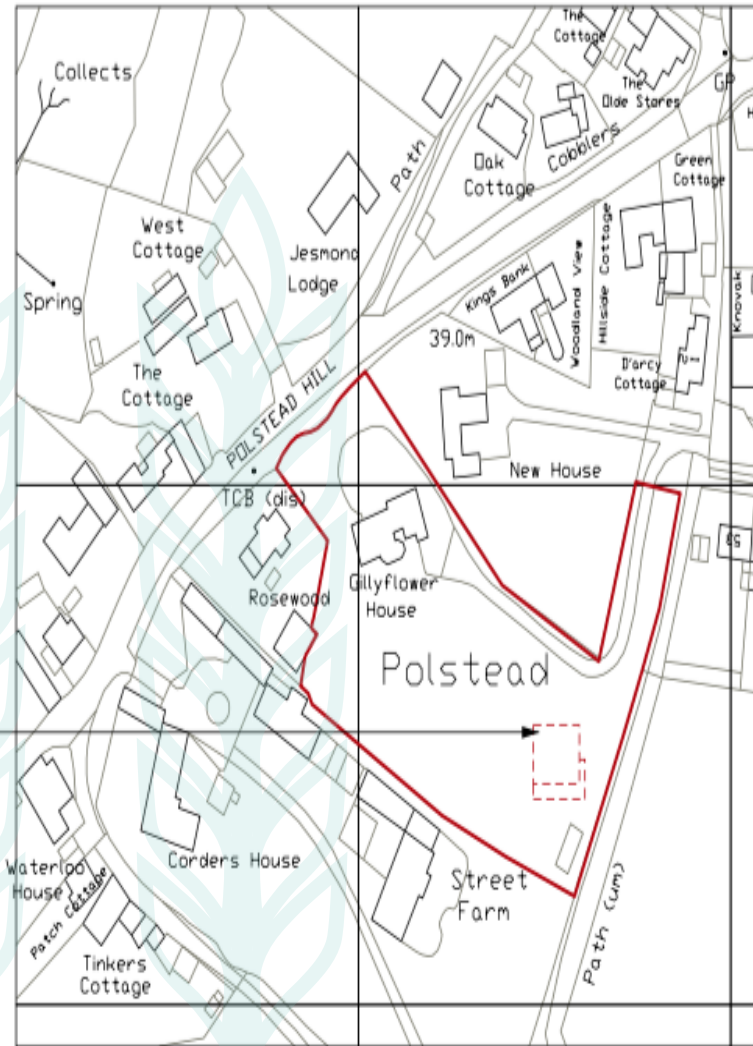
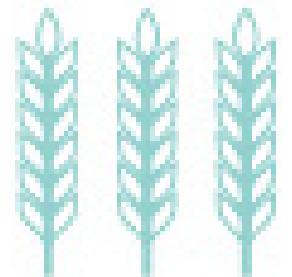
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LOCATION PLAN 1:1250

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