

*A building plot with planning permission for the construction of a four bedroom dwelling, set within the hamlet of Owls Green, between Dennington and Laxfield.*

Guide Price  
£162,500 Freehold

Ref: P6695/C

Plot adjacent to  
The Willows  
Owls Green  
Dennington  
Suffolk IP13 8BY



A building plot of approximately 0.1 acres with planning permission for the construction of a detached house of approximately 1550 sq feet (144m<sup>2</sup>).

Contact Us



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## **Location**

The Willows is located within Owls Green, which is a hamlet outside the main village of Dennington. Dennington, with its primary school and highly regarded public house, The Queen, lies 3 miles from the property. The plot lies 1½ miles from the centre of the village of Laxfield and this has a small Co-operative store, two public houses, including The Kings Head (known as The Low House), and a primary school.

The property is only 5½ miles from the sought after medieval market town of Framlingham, which is best known for its Norman castle. Framlingham is home to a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency and delicatessen. It is also home to the Crown Hotel, Barclays Bank and a Co-operative supermarket. Off the Market Hill are a number of other businesses providing day-to-day services including pubs, vets, a medical centre and schools. Sir Robert Hitcham's Primary School is highly regarded and Thomas Mills High School is considered one of the best state schools in the East of England. There is also Framlingham College, which is served by its prep school, Brandeston Hall, some 5 miles away.

The town of Diss is 15 miles from the property and offers Tesco, Morrisons and Aldi supermarkets, as well as a range of smaller shops and services, and a railway station offering direct services to London's Liverpool Street station. The county town of Ipswich is approximately 21 miles from the property and the Heritage Coast, with all it has to offer, is just 16 miles away.

## **Description**

Planning permission was granted by East Suffolk Council under reference DC/21/2006/FUL on 9th August 2021 for the construction of a detached single dwelling. A copy of this planning permission, together with extracts of the consented plans, are included within these particulars. Further plans and documents associated with the application/permission can be found on the East Suffolk Council planning website.

The dwelling will extend to approximately 1550 sq feet, with the proposed accommodation comprising living room, kitchen/dining/family room and cloakroom on the ground floor. On the first floor will be four bedrooms, an en-suite shower room and a family bathroom. There will be a driveway and parking to the front and a garden with patio to the rear.

## **Community Infrastructure Levy (CIL)**

The CIL liability is likely to be £27,651.86. We understand this figure may be subject to indexation, depending on when the development is commenced. Interested parties should undertake their own investigations with regard to CIL and will be liable for any payments. It is understood that a self-builder/owner occupier may be able to apply for an exemption but again, interested parties should make their own investigations.

## **Services**

It is understood that mains water and electricity are in vicinity. There is no mains drainage in the hamlet and therefore a buyer will need to install a new sewage treatment plant. Interested parties should make their own investigations with regard to services.

## **Viewing**

The site may be inspected at any reasonable hour.

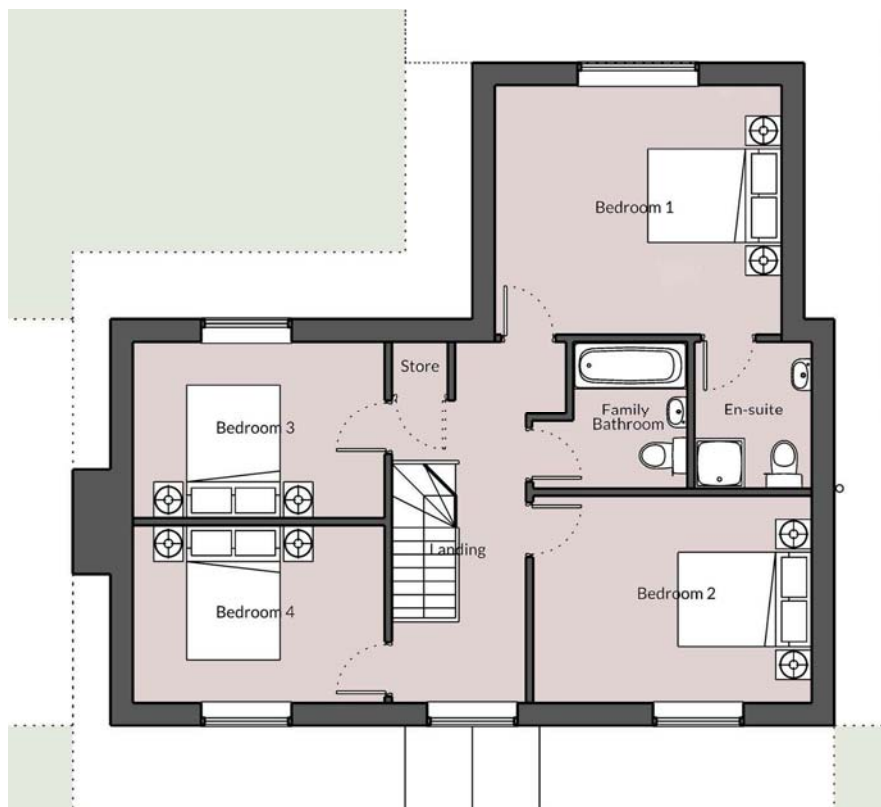
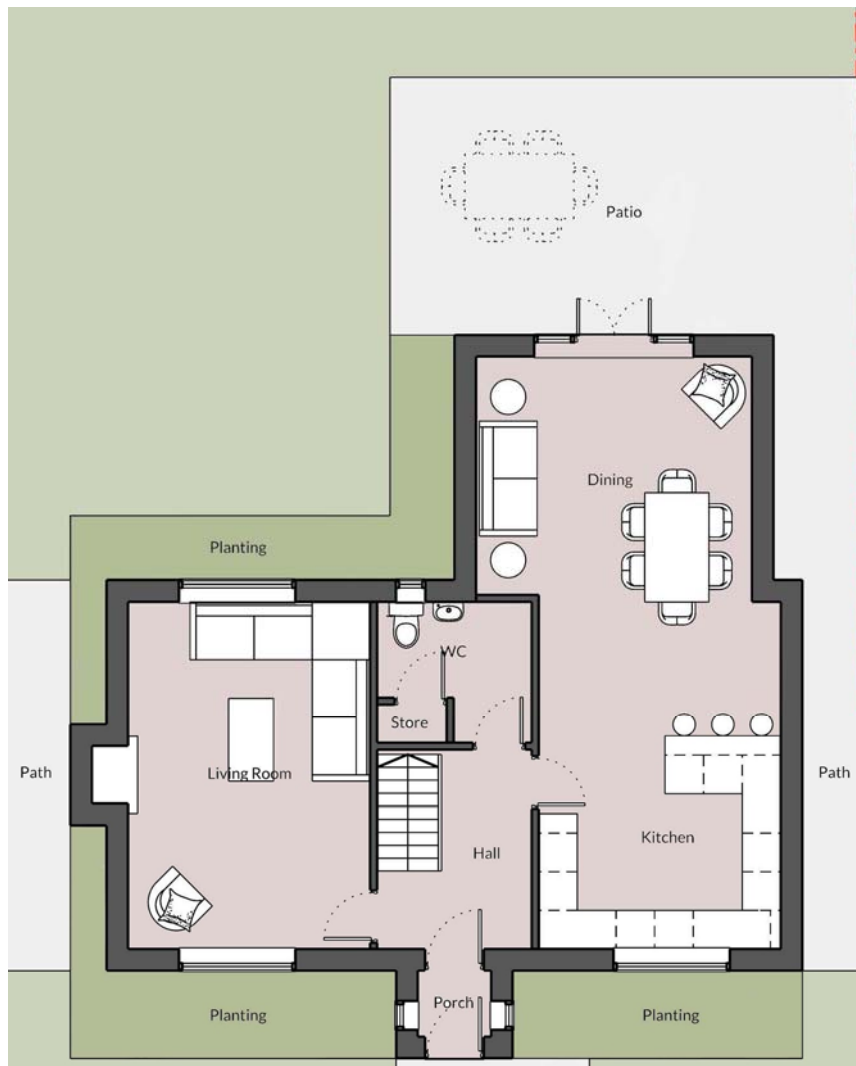
## **Local Authority**

East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789.

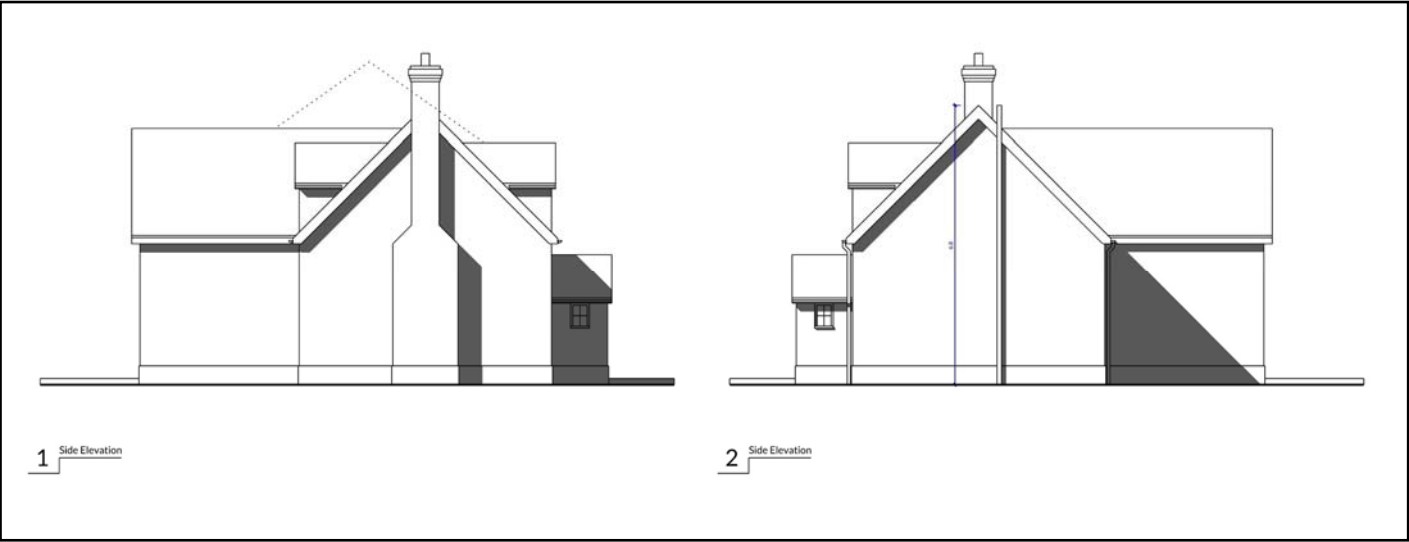
## **Architects**

Kirby Architecture; Malt Office Farm, The Common, Metfield, Suffolk IP20 0LP; Email: info@kirbyarchitecture.co.uk; Website: www.kirbyarchitecture.co.uk. Extracts of the plans are used by kind permission of the architect.

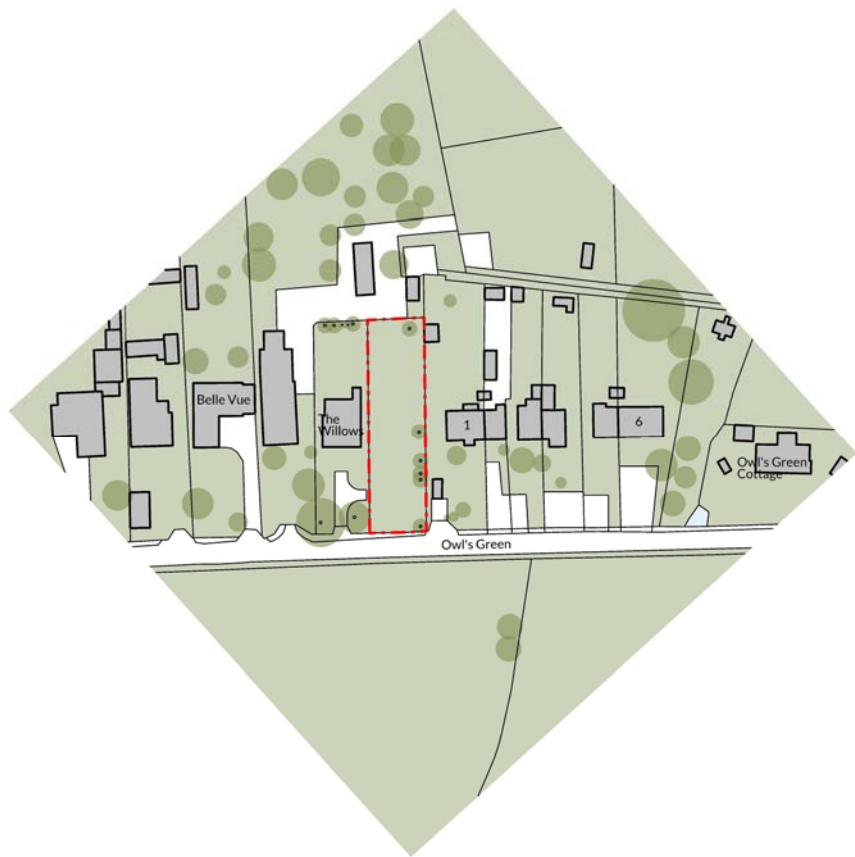
## Proposed Floorplans



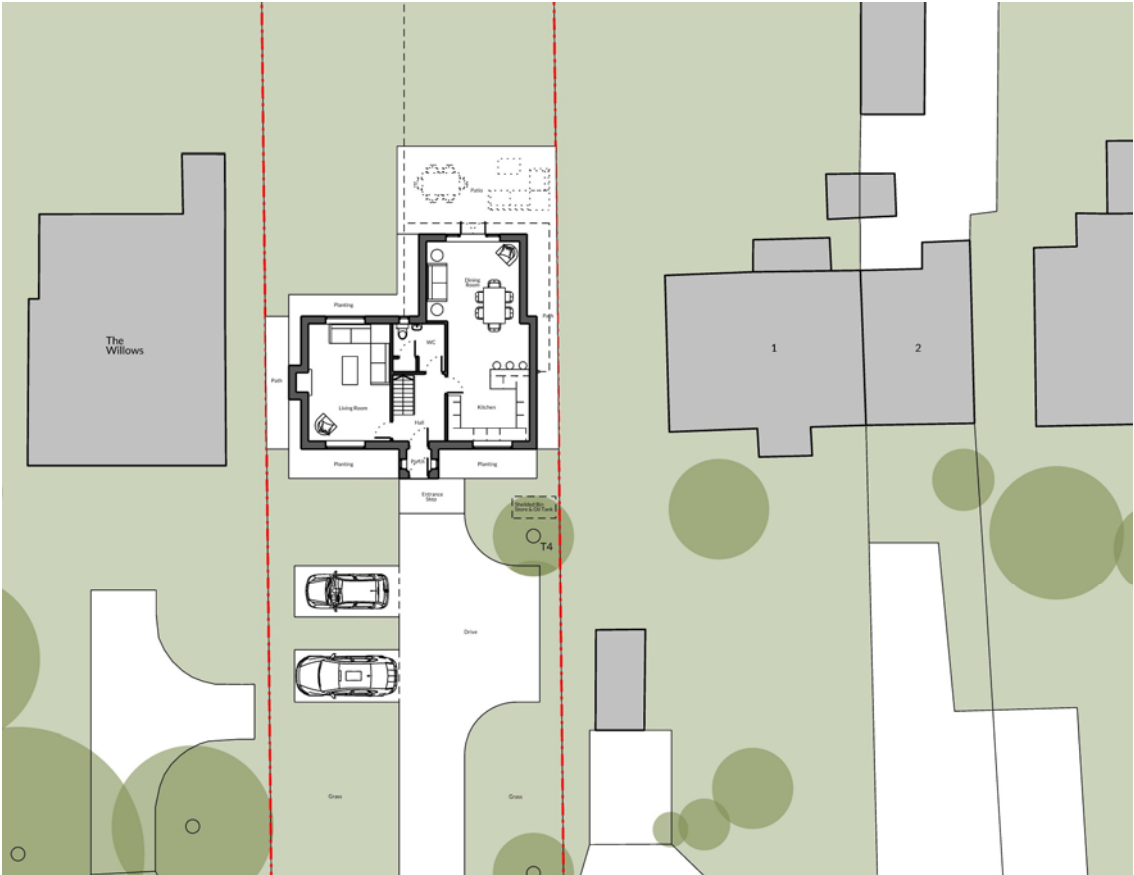
Proposed Elevations



Site Plan



Block Plan











## NOTES

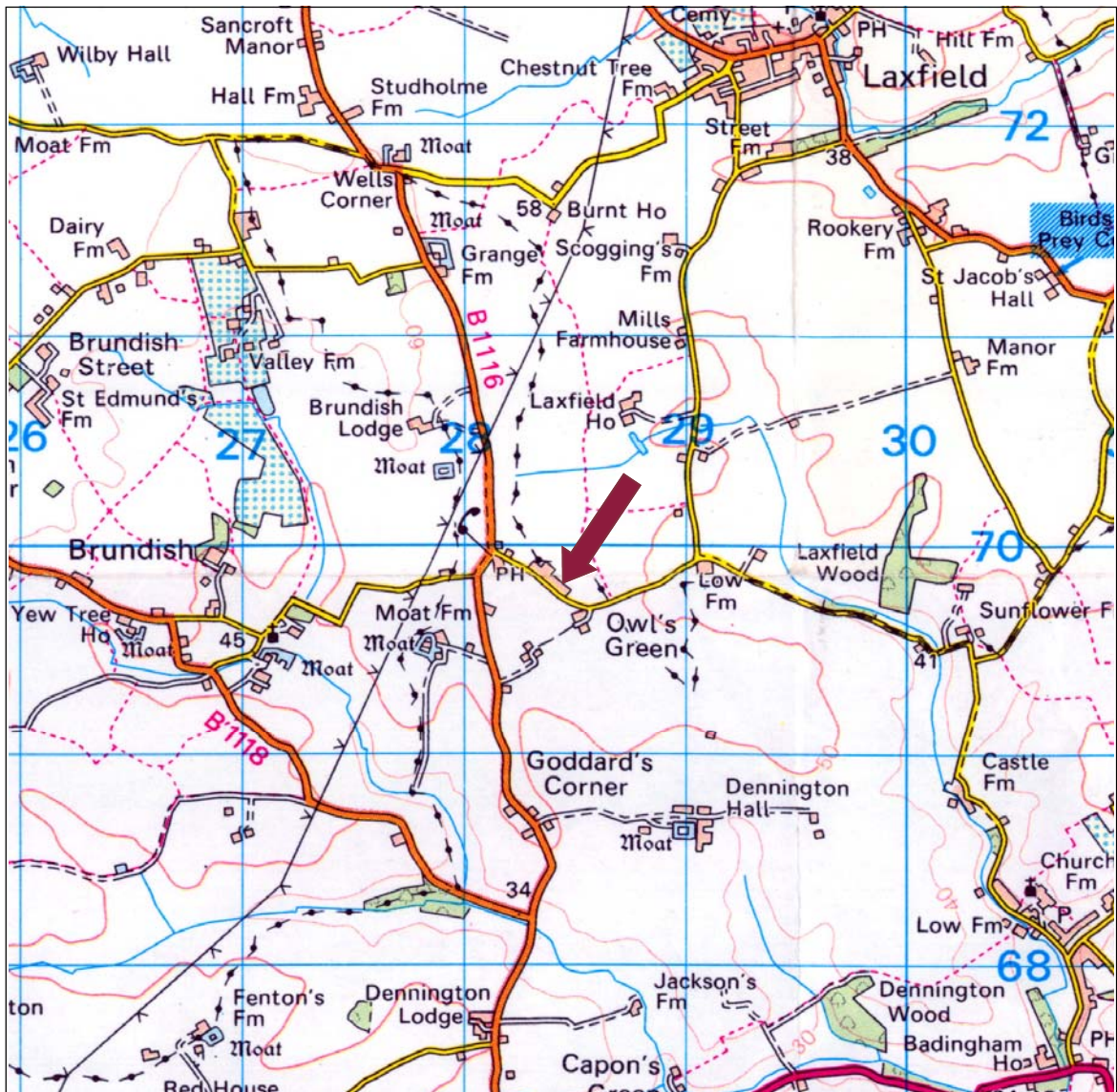
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2. Under Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we, as Estate Agents, are required to obtain identification from buyers in the form of the photo page of your passport or a photo driving licence. The document must be in date. In addition, we need proof of address in the form of a utility bill with the name and address of the buyer. This must not be more than three months old. We are also under obligation to check where the purchase funds are coming from.

*August 2021*



## Directions

From Framlingham take the B1116 Dennington Road and at the junction with the A1120 turn right and then immediately left continuing towards Laxfield on the B1116. After about 2.5 miles, take the turning to the right where signposted to Owls Green. The plot will be found short way along on the left hand side of the road as indicated by the Clarke and Simpson For Sale board.



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