



LAND AND  
NEW HOMES

FINE & COUNTRY

Land for Sale

Chestnut Tree Farm | Denham Road | Hoxne, Suffolk | IP21 5DB

# An Opportunity to Build a Unique Home

The site is around 2.56 acres (stms) in an outstanding location, partially moated with a pond and bordered with mature trees and hedging.

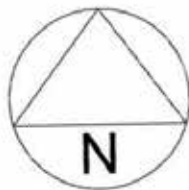
Detailed planning permission is in place for the erection of an outstanding detached house.

The extant permission remains live, as part of the original consent was to demolish the existing dwelling, which has now been done.

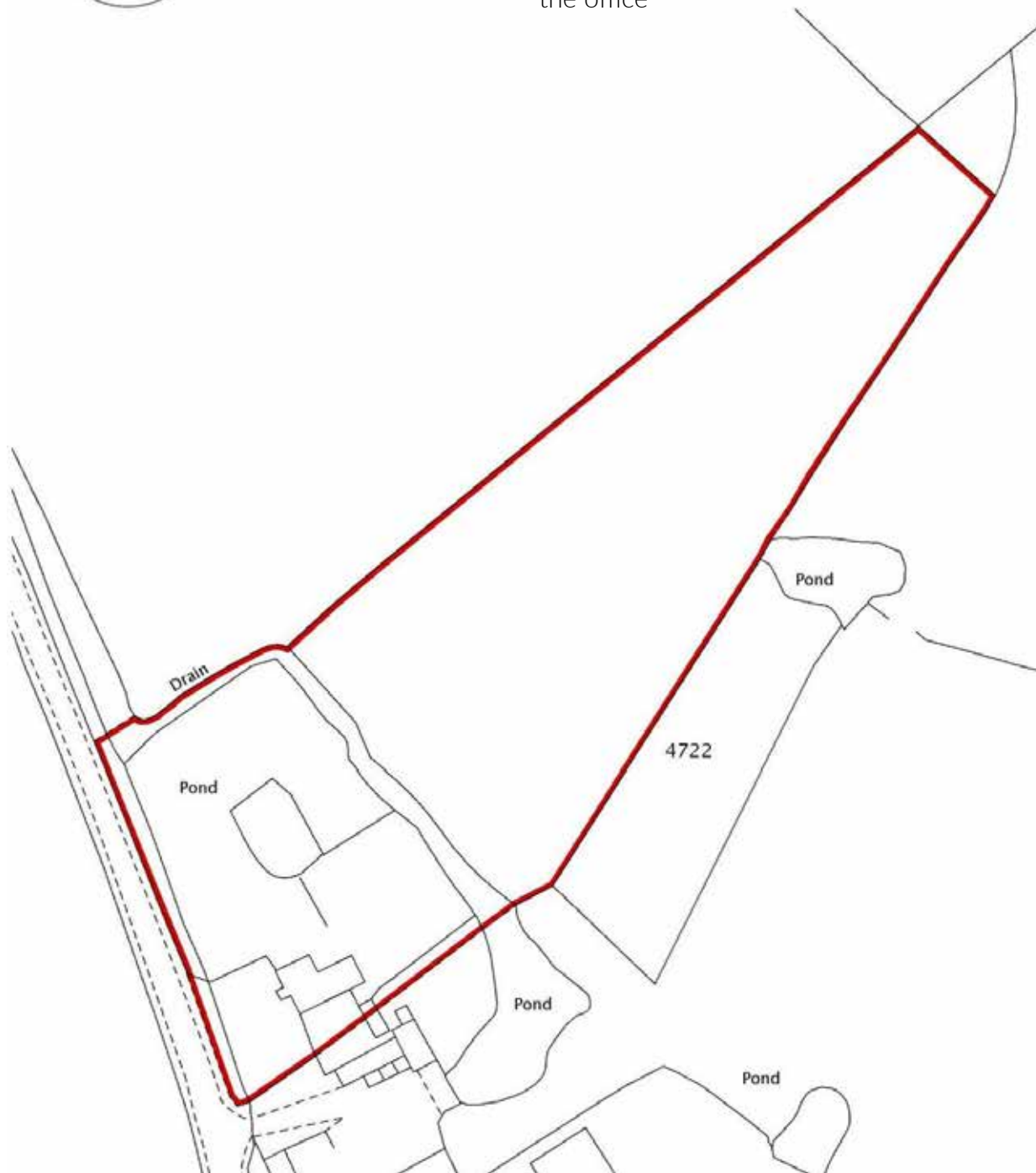
There is a live building control application along with working drawings, making the site ready for an immediate start.

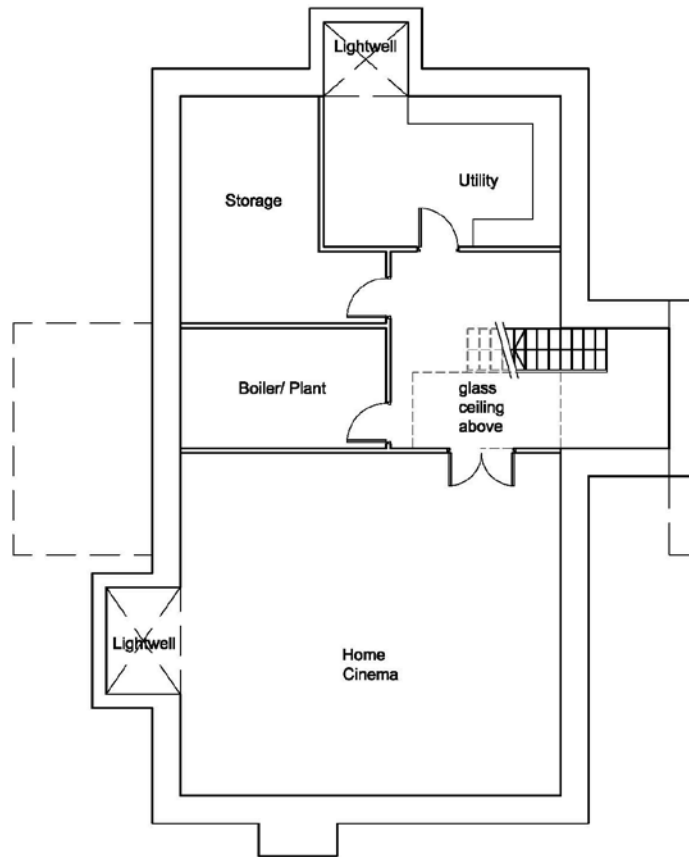
The site was granted planning permission by Mid Suffolk District Council in 2018, in line with paragraph 55 of the national planning policy framework, due to outstanding design and innovative use of materials.

Planning Reference Number (Reference DC/18/00297)

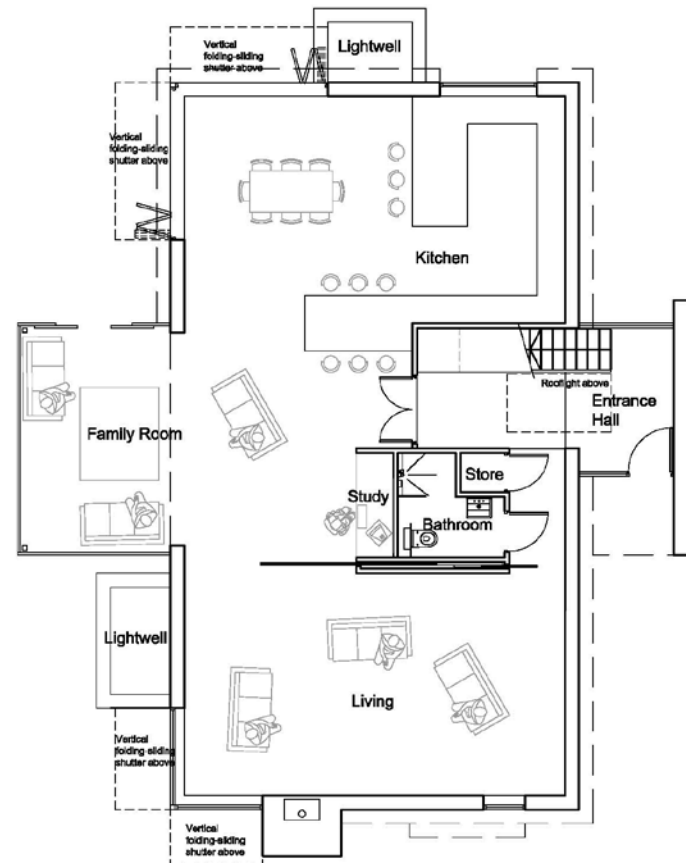
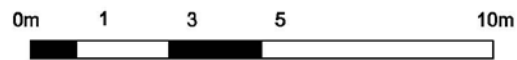


Excerpt from Location Plan - the full plan to scale is available to be seen in the office





Basement Floor Plan



Ground Floor Plan

**hunterarchitects**  
 Architecture - Planning - Sustainability  
<http://www.hunterarchitects.co.uk>

Site: Bloomsbury Lane, Timperley, Altrincham, Cheshire WA15 6NL  
 93 Parc Peter Sant, Llanerghair, Sir y Fflint, Cymru CH17 9YU

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**Proposed new Dwelling at Chestnut Tree Farm, Hoxne**

for Mr C Burnard

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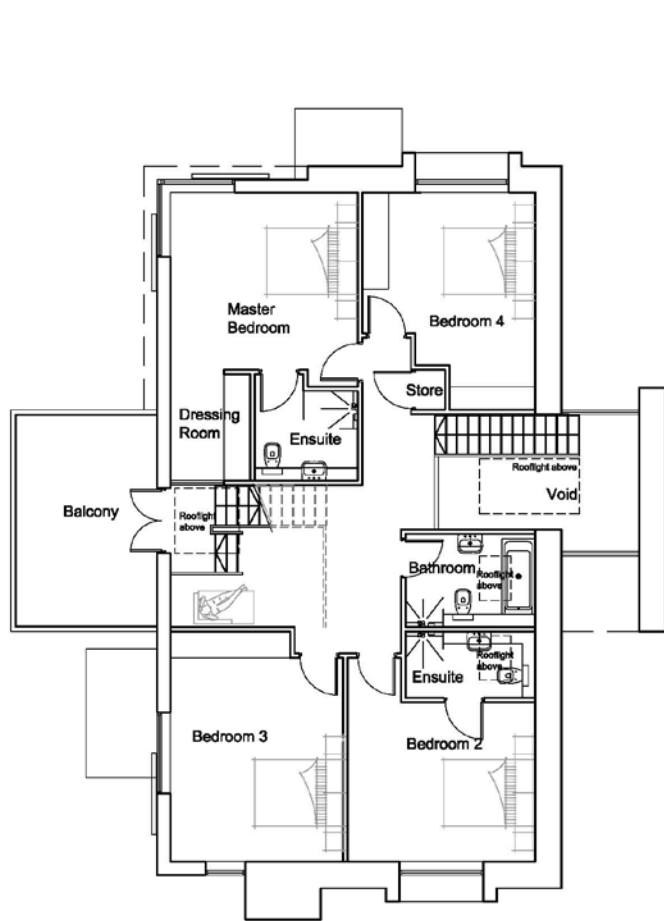
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Work to ground dimensions only; this drawing is not to be scaled from. All dimensions to be checked on site prior to the execution of any work. For the avoidance of doubt all dimensions are measured to wall structure and not the finishes unless otherwise stated.

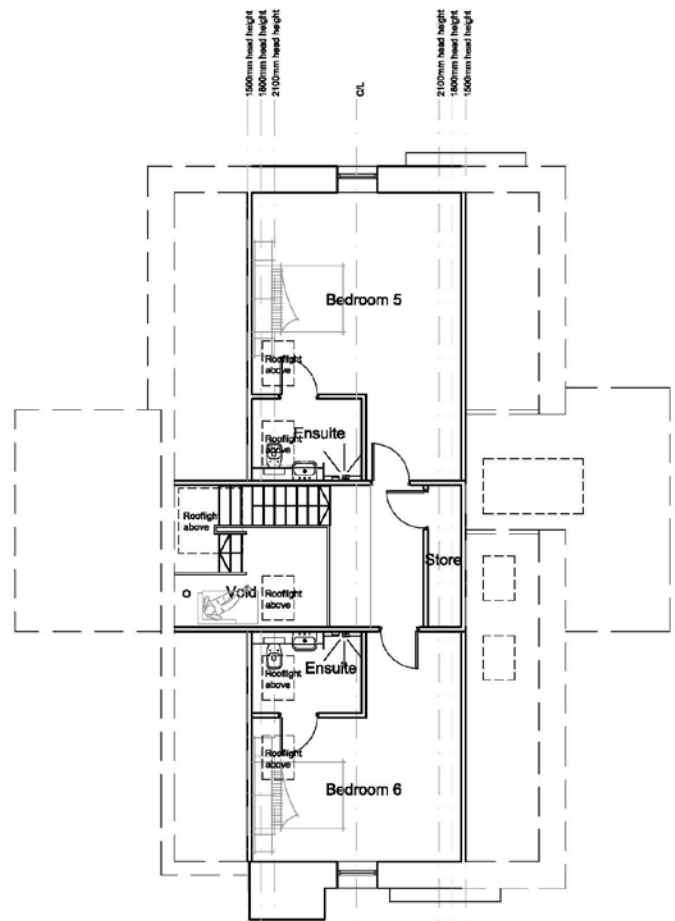
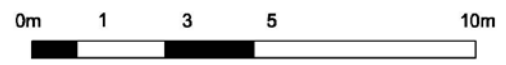
**Proposed Ground & Basement Plans**

1:100 @ A3  
 STATUS: Preliminary  
 P04S

Drawn By: GFH  
 Oct 13



First Floor Plan



Second Floor Plan

**hunterarchitects**  
hunterarchitects is a trading name of HAPC Ltd  
 Architecture - Planning - Sustainability  
<http://www.hunterarchitects.co.uk>

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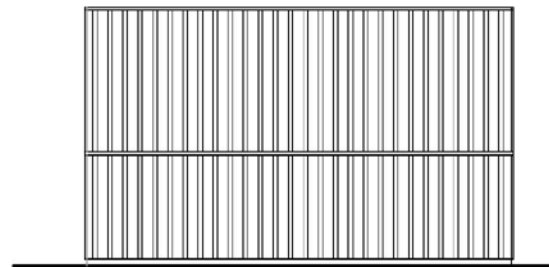
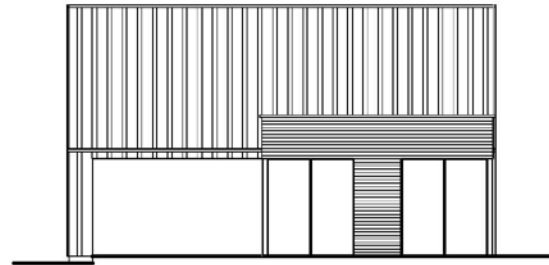
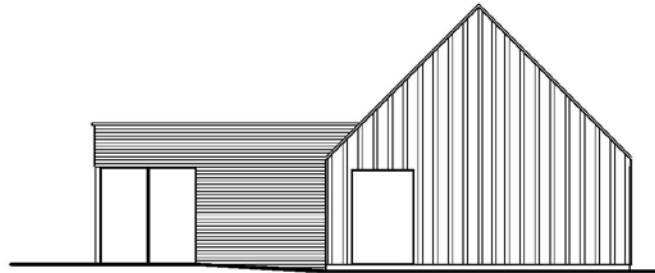
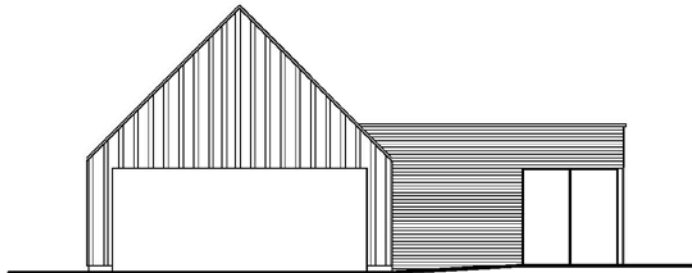
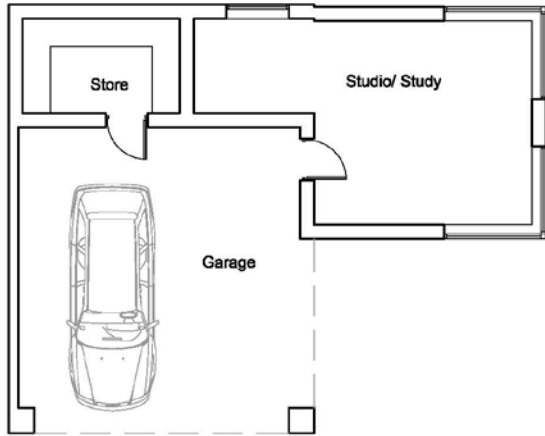
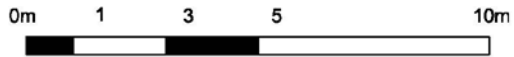
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**Proposed First and Second Floor Plan**

1:100 @ A3  
 STATUS: Preliminary  
**P05E**

Drawn By: GRH  
 Oct 13



**hunterarchitects**  
 Architecture - Planning - Sustainability

http://www.hunterarchitects.co.uk

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**Proposed Garage & Home Office**  
 1:100 @ A3  
 STATUS: Preliminary  
 P10D

Drawn By: ISH  
 Oct 15



### On The Doorstep...

There are great schools in the area, both primary and secondary, state and private. Nearby Hoxne has a pub, shop and friendly, active community, while Diss is just a short distance and has a train station for travel up to Norwich or down to London. There are lots of lovely towns in the vicinity, including Bungay, Beccles, Woodbridge and Framlingham, with the coast and countryside within easy reach. Whilst there's plenty of room for dogs to let off steam within the grounds here, when you want to venture out with your dogs, the quiet lanes are waiting to be explored.

### How Far Is It To...

The A140, accessed near Diss about 5 miles away, allows a direct link via the A14 to the A12 into London and also up to Norwich. Diss is also on the mainline from Norwich to London Liverpool Street Station (journey time approximately 90 minutes). The Cathedral City of Norwich has a wide range of cultural and leisure facilities as well as two shopping malls, an international airport and a train station with a direct rail link to London Liverpool Street.

### Directions

Proceed from Diss along the A143 in an easterly direction taking a right hand turn signposted Hoxne by Billingford windmill. At the T junction take a left hand turn and follow the road up the hill around a sharp left hand bend. After a short distance there is a sharp right hand bend then a sharp left hand - on the left hand bend take a right into Wittons Lane. At the T junction take a left hand turn and immediately right onto Denham Road. The site can be found a short distance along this road on the left hand side just before you enter the village of Denham.

What 3 Words Location - [///fulfilled.examiner.hobbyists](http://fulfilled.examiner.hobbyists)

# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.