



DAVID
BURR

**Springfield and development opportunity
Halesworth, Suffolk**



Springfield and development opportunity, Fairview Road, Halesworth, IP19 8QF

The pretty market town of Halesworth is set on a tributary of the River Blyth and has the largest Millenium Green in England host to green meadows and wild flowers. This historic market town has a wealth of traditional and independent shops, cafes and businesses. It has a thriving centre for the arts known as 'The Cut' housing theatre, films, exhibitions, concerts, comedy and dance. Norwich the county city of Norfolk is located approximately 24 miles north, Ipswich the county town of Suffolk is 31 miles south and the popular regency resort of Southwold, known as the home to Adnams Brewery is only 9 miles to the east. A similar distance away is the heritage coastline with the lovely beaches of Southwold and Walberswick and the nature reserves of Minsmere and Dunwich. Halesworth offers train services into London as well as convenient access to the A12 which links to the main road networks. The area has a range of state and independent schools.

A superbly presented and spacious detached four-bedroom family home, set within approximately an acre of gardens that include planning permission for the construction of three detached properties to the rear. With uninterrupted views to the front, Fairview Road offers a rare blend of an exceptional family home and an exciting development opportunity. Even once the development is complete, the house will retain a generous garden and its charming outlook.

A detached family home with countryside views to the front together including a development opportunity with planning permission for three detached properties to the rear.

The House

The property is in excellent condition throughout, benefiting from numerous recent updates, including a luxurious kitchen and a stylish en suite shower room to the principal bedroom. The ground floor is both practical and inviting, with a large sitting room featuring a log burner and picture windows that overlook the garden. A separate dining room, which could also serve as a study, is positioned to the front of the property and a generous entrance hall leads to a utility room and cloakroom.

Upstairs, the accommodation is equally impressive. Four well-proportioned bedrooms are arranged around a spacious landing with useful storage cupboards. The principal suite is a highlight, boasting a modern en suite shower room and a private balcony offering delightful views of the surrounding countryside. A family bathroom completes the first floor.

The gardens are well-maintained, with a mature lawn to the front, enclosed by hedging for privacy. A shared driveway provides ample parking and access to the garage and outbuildings.

The Development Opportunity

The rear of the property holds significant potential, with full planning permission granted (East Suffolk Council - Planning reference DC/18/1892/FUL) for the construction of three detached homes. The plans include:

Two bungalows, each measuring approximately 165 square metres
One chalet bungalow, measuring approximately 129 square metres

Work on the access road has already commenced, ensuring that the planning permission remains valid indefinitely. Additionally, the full Community Infrastructure Levy (CIL) payment has been paid, simplifying the development process for prospective buyers.

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Location

Halesworth is a thriving market town known for its character and strong sense of community. With excellent amenities, including independent shops, cafés, and restaurants, as well as good transport links, it offers the perfect blend of rural charm and convenience.

This unique property is ideal for buyers seeking a stunning family home with scope for development, or for developers looking to capitalise on the approved plans.

For further information or to arrange a viewing, please contact David Burr Woolpit Office 01359 245245

(The House)

SERVICES: Main water, drainage, electricity are connected. Oil fired heating to radiators. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: East Suffolk District Council – Band E

EPC RATING: E

BROADBAND AND MOBILE: Please see our website and Ofcom.org.uk for further details

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

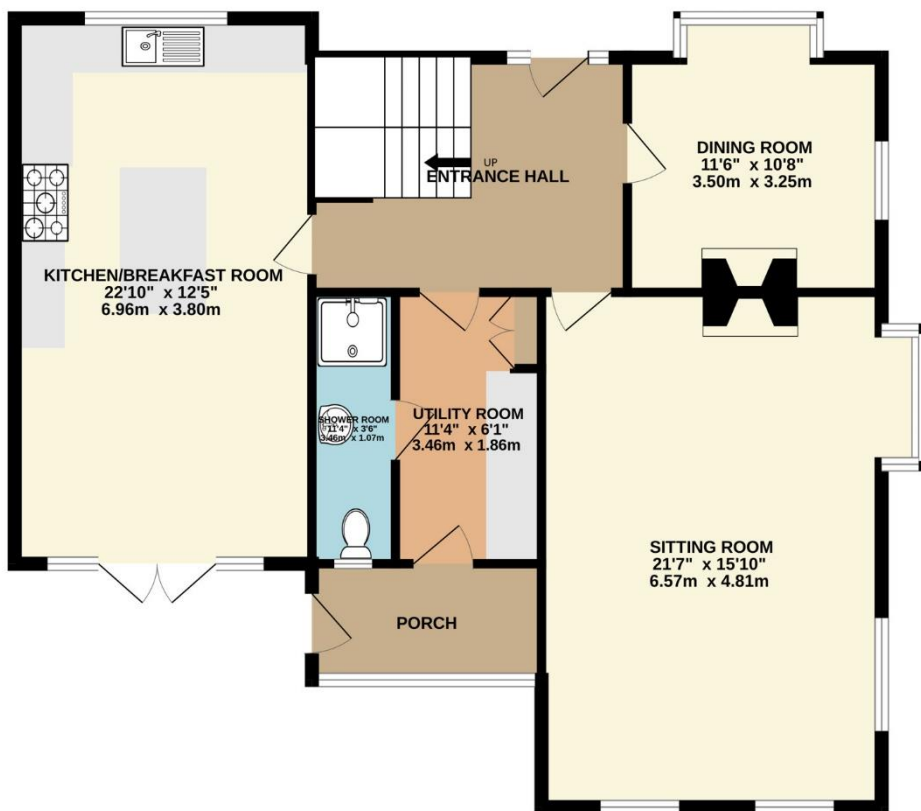


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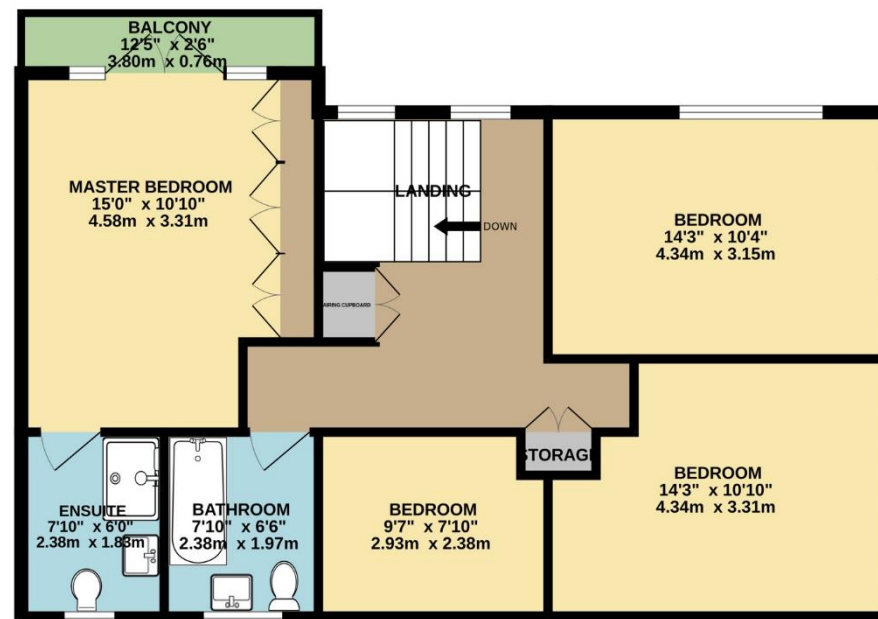
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GROUND FLOOR
987 sq.ft. (91.7 sq.m.) approx.



1ST FLOOR
790 sq.ft. (73.4 sq.m.) approx.



TOTAL FLOOR AREA : 1777 sq.ft. (165.1 sq.m.) approx.

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