

0m 30m 60m 90m

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Promapv2  
LANDMARK INFORMATION

Development Site at Weybread, Suffolk

twgaze

# Weybread | Suffolk

Harleston 2.5 miles, Norwich 23 miles, Ipswich 31 miles,

18 acres with  
OPP for 80 market dwellings

- For sale by private treaty
- As a whole or in 2 Lots

## Location

The land is situated at the centre of the village of Weybread, close to the Norfolk/Suffolk border. The village of Fressingfield lies 1.5 miles away to the southeast and has a primary school, church, Public House, village shop, doctor's surgery and restaurant. Harleston, in Norfolk, is 2.5 miles away and has a wide range of shopping facilities and both primary and secondary education.

The village sits about 7 miles northeast of Eye and 8 miles due east from Diss. Both Diss and Eye have larger employment opportunities and Diss has a mainline train station, which runs regular services to London Liverpool Street in around 90 minutes. Norwich, the nearest city, lies approximately 23 miles to the north, with Ipswich a similar distance to the south.

## The Site

The site overall extends to approximately 18 acres.

## Lot 1 - 18.0ac (7.28ha)

## Planning

Outline Planning Permission granted on 24 December 2020 provides for up to 80 dwellings, together with a LEAP, village green, public open space and land to accommodate up to 10,000ft<sup>2</sup> of class B1 units to be transferred to Mid Suffolk Council for £1. Planning Ref: DC/17/06326.

## Lot 2 - 0.34ac (0.14ha)

Lot 2 includes the former Crown Public House and two residences.

## Access

Access to the site is off Weybread Street, the B1116. There are separate accesses off the B1116 to serve the former Crown PH and the two residences, all forming part of Lot 2.

## Services

Please make your own enquiries with the various public utilities in relation to water, electricity and sewerage in terms of both its location and ability to connect into the same.

It is understood that Weybread Street is connected to mains sewerage and that both water and electricity connections are available.



**LEGEND**

- Lot 1 - 18.0ac (7.28ha)
- Lot 2 - 0.34ac (0.14ha)
- Village Green area
- Countryside open space area
- Employment land area
- Electricity substation - not included in sale.



A	16-L27-LP001	LAND AREA PLAN
DATE	16/08/2020	16/08/2020
SCALE	1:500	1:500
PROJECT	CROWN CHICKEN LTD. CROWN FARM WEISSHEAD DSS IFT2 STL	
DESIGNER	trundley DESIGN SERVICES	
WWW	www.trundley.com	

**Notes:**

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All dimensions are in millimetres unless stated otherwise. It is recommended that information is not scaled off this drawing.

This drawing should be read in conjunction with all other relevant information, specifications & schedules.

If this drawing is received electronically it is the recipient's responsibility to print the document at the correct scale.

All dimensions to be checked on site prior to commencing work and any discrepancies to be advised immediately.

CLIENT	CROWN CHICKEN LTD. CROWN FARM WEISSHEAD DSS IFT2 STL	
PROJECT	SITE REDEVELOPMENT	
DATE	16/08/2020	
SCALE	1:500 @ A1	
PROJECT	16-L27-LP001	
DATE	16/08/2020	
SCALE	1:500 @ A1	
PROJECT	16-L27-LP001	
DATE	16/08/2020	



### Freehold

Freehold interest with vacant possession. The only exception being Holme Cottage (Lot 2), which is subject to an Assured Shorthold residential occupancy.

### Directions

From Diss head out on the A1066 due east, turn right onto Stuston Road, the B1077. At the first roundabout take the first exit onto the A143, signposted for Great Yarmouth. At the next roundabout take the 2<sup>nd</sup> exit and continue on the A143 towards Great Yarmouth. Follow all the way through to the first roundabout for Harleston and head straight over again on the A143. Take the first right off the A143, signposted for Weybread and Fressingfield, onto Wells Lane. Follow this road for 0.25 miles and at the T junction, turn right onto the B1116. Follow this road without turning off for approximately 2 miles and the property will be found on your righthand site.

Postcode: IP21 5TP

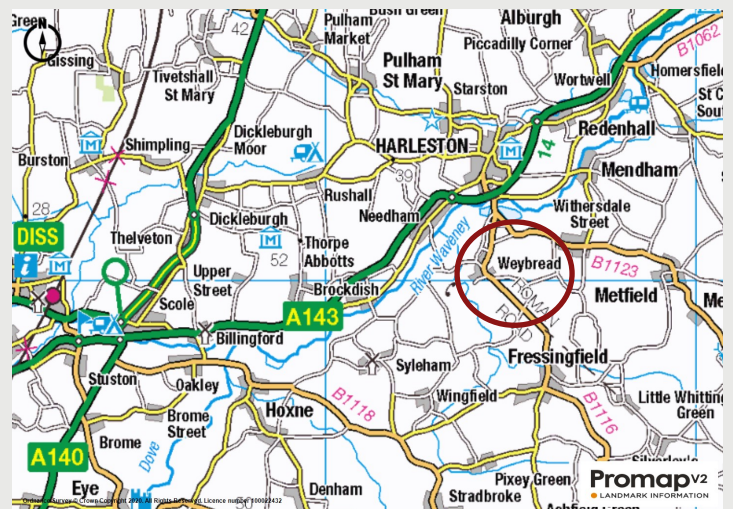
**Viewing** Strictly by appointment with the Agent only

**Agent** Edward Baskerville  
Tel: 01379 651 931  
Email: E.Baskerville@twgaze.co.uk

**Contacts** Mid Suffolk District Council Planning Dept.  
Endeavour House  
8 Russell Road  
Ipswich, IP1 2BX  
Tel: 0330 123 4000

Planning Ref: DC/17/06326

Ref: 2/18343/JEB



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Rural Business

Our Ref: 2/18343/JEB/pb  
Your Ref:  
Email: E.Baskerville@twgaze.co.uk  
Direct Dial:

Date as postmark

Dear Sir or Madam

### **18ac Development Land at Weybread, Suffolk with OPP for 80 Market Dwellings**

We have pleasure in enclosing the particulars of sale for an 18ac site at Weybread on the north Suffolk/south Norfolk border. The site has OPP for 80 market dwellings, together with a LEAP, village green, public open space and 10,000ft<sup>2</sup> of class B1 units. Mid Suffolk District Council planning reference number DC/17/06326.

The site is being offered for sale as a whole or in two lots. The guide prices are as follows: -

Lot 1: 18.0ac (7.28ha) - offers in excess of	£2,500,000
Lot 2: 0.34ac (0.14ha) - offers in excess of	£700,000
As a whole - offers in excess of	£3,200,000

For more information, please contact Edward Baskerville by email, E.Baskerville@twgaze.co.uk.

Access is strictly by appointment with TW Gaze.

We hope that you find the site of interest and we will be pleased to deal with any queries that you may have in relation to the site.

Yours sincerely

**Edward Baskerville** MRICS FAAV