



# PLOT 1 HADLEIGH ROAD

Aldham | Suffolk



Chapman Stickels



# PLOT 1 AT HADLEIGH ROAD ALDHAM, SUFFOLK IP7 6NF

Hadleigh - 2 miles | Ipswich - 8 miles | Colchester - 15 miles

## The Property

Plot 1 is one of a total of seven single building plots which once formed part of an arable field located between the rural parishes of Aldham and Elmsett. The plots extend an existing linear development of bungalows, which all front onto an adopted highway - a minor country lane (Hadleigh Road). Plots 4 and 7 have been sold and have been recently developed.

Plot 1 is to the southern end of the development and covers some 0.46 acres. Similarly to all the other plots, the rear gardens will enjoy a south-west facing aspect, providing uninterrupted and far-reaching rural views over farmland which abuts the entire western boundary.

## Boundaries

The plot is clearly defined by timber post and rail fencing, with a recently built tarmac access point.

## Services

Mains water is on site, and only requires connection. Electric cables have also been installed, but again will require connection. Private foul drainage with manhole cover is on site, which connects with the main public sewer that runs parallel to the adopted highway.

## Planning

The outline planning approved briefly comprises a detached four-bedroom bungalow with a floor area amounting to 117sq.m (1,259sq.ft) and a detached single garage covering 25sq.m (269sq.ft).

A part shared driveway (with neighbouring lot 2 only) will join the adopted highway as described, and to the north of the dwelling is a proposed detached single garage.

The outline approval with 15 conditions, supporting documentation and associated site plans are available via Babergh & Mid Suffolk's planning portal ([www.babergh.gov.uk/planning/](http://www.babergh.gov.uk/planning/)) under reference DC/21/06806.

A 0.46 ACRE BUILDING PLOT OCCUPYING A WONDERFUL RURAL LOCATION WITH OUTLINE PLANNING PERMISSION FOR A DETACHED, FOUR-BEDROOM BUNGALOW WITH A DETACHED SINGLE GARAGE





The permission was granted on the 16th July 2024 and application for approval of the reserved matters must be made no later than the expiration of three years from the approval date above. The build must then commence within two years from the final approval date of the reserved matters.

The vendors will not place any restrictions on the scale, layout and design of the proposal, and prospective purchasers are therefore advised to consult a reputable architect regarding their overall objectives and aspirations.

At final approval of the reserved matters, developed plots 4 & 7 were both granted significant changes in terms of scale, layout and design of their respective proposals. It is worth highlighting that outline planning permission secures the principal of the development, and any proposed detail will be subject to approval (the reserved matters) from Babergh & Mid-Suffolk's planning Department.

#### Location

The plots are located on the northern eastern periphery of Aldham village which abuts neighbouring Elmsett. The popular market town of Hadleigh is approximately two miles to the south, which offers a wide range of local amenities including restaurants, pubs, sports facilities and a wide selection of shops. Elmsett C of E Primary School is located within 1 mile of the site.

#### 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

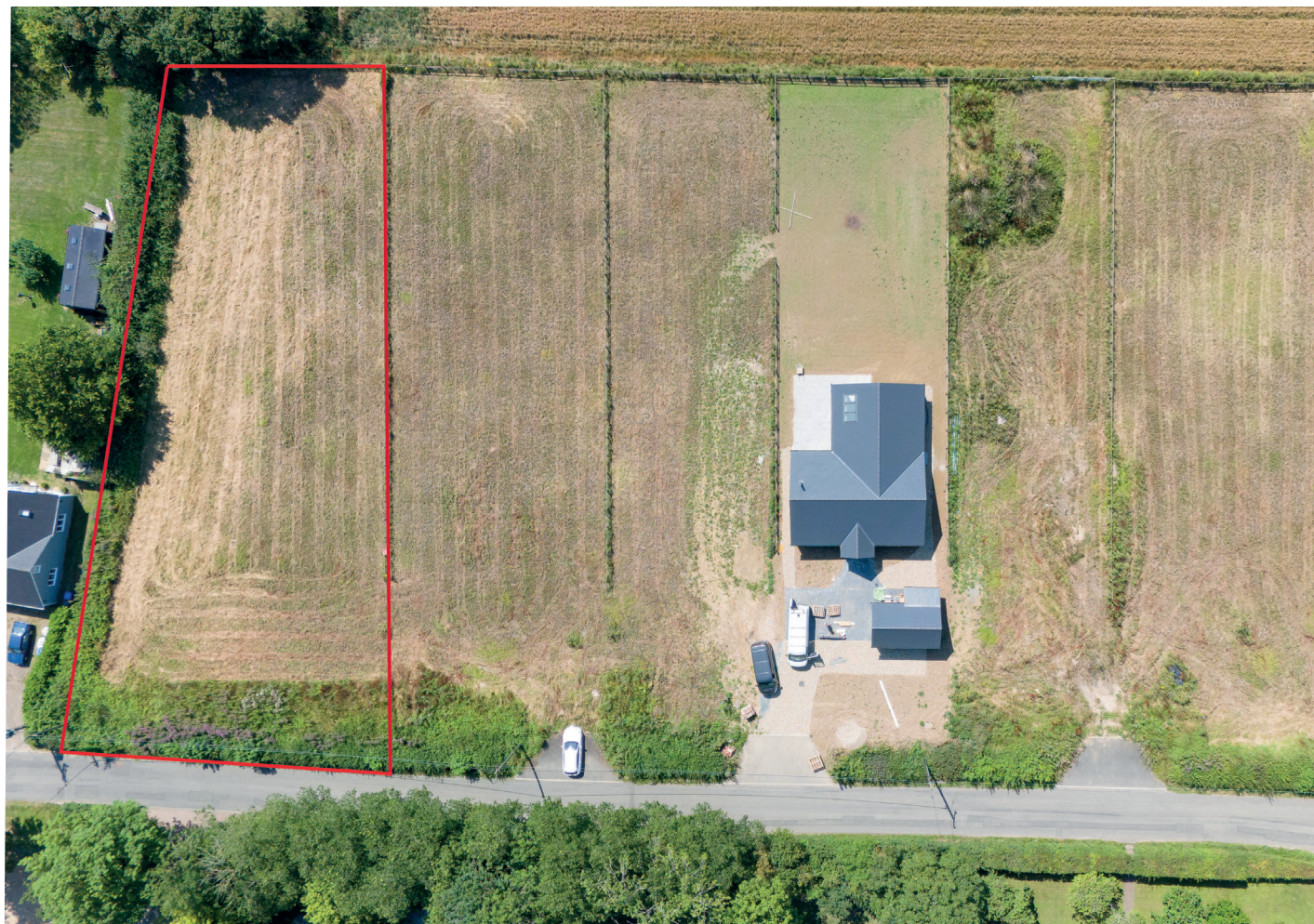
The discharge of all stated conditions and any unilateral undertakings.

#### Flood Risk

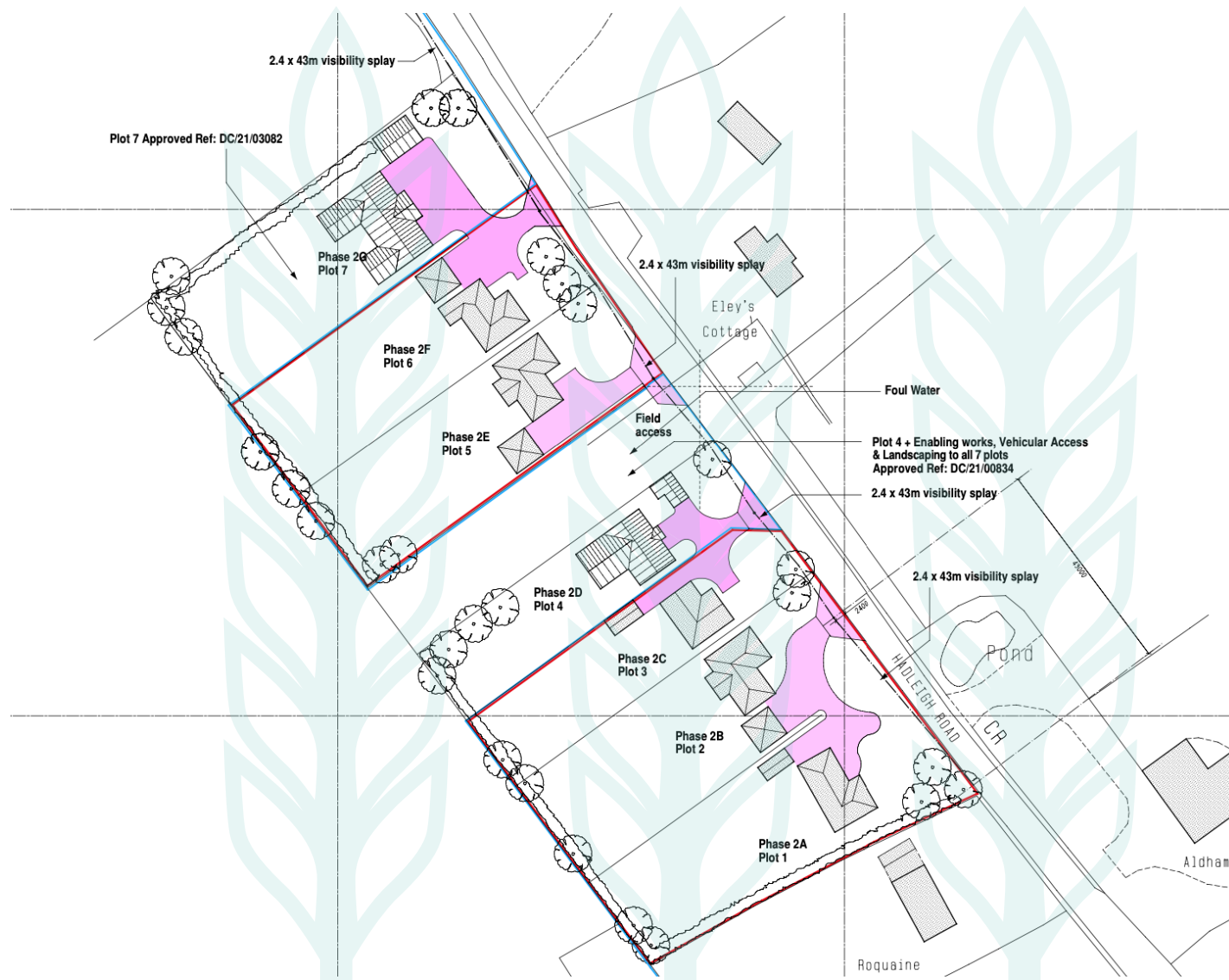
All plots are within Flood Zone 1, which has the lowest risk of fluvial flooding.

#### Agents Note

A covenant concerning the entire southern boundary ditch will ensure the ditch must remain open, and the vendors or successors in title have the right to maintain it or to connect to it.







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