



Cucumber Lane | Weston, Beccles | NR34 7XQ

Price Guide £595,000

twgaze

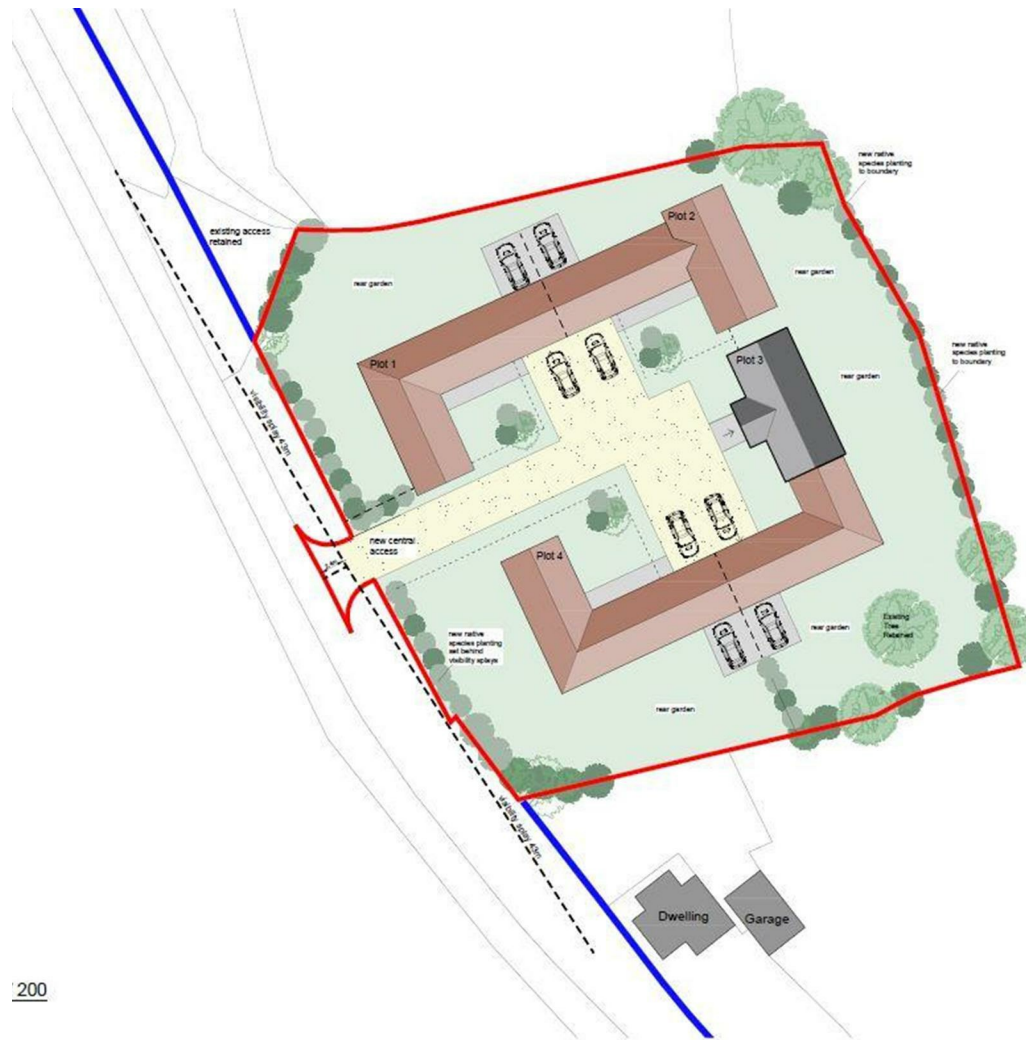
Cucumber Lane | Weston, Beccles | NR34 7XQ Price Guide £595,000

*** ZERO CIL PAYABLE! *** Development site (0.78 ac) with planning permission granted for 4 x barn style residential dwellings with garaging. Range of former farm buildings which require demolition. Located in quiet countryside position, just a few miles from Beccles. Potential to acquire further land by separate negotiation.

- Development Site opportunity - ZERO CIL PAYABLE!
- Full planning permission granted for 4 x barn style homes with garaging
- East Suffolk planning ref: DC/25/0606/FUL
- 20 miles from Norwich City Centre
- Permission for demolition of former agricultural buildings
- Potential to purchase further land by separate negotiation
- Easy access to the Southwold and the popular Suffolk coastline
- Set in a quiet countryside position, a few miles from Beccles

Location

Weston is a small rural village located roughly 3 miles south from the pretty and popular market town of Beccles. Whilst Weston itself has a 'hamlet type feel', Beccles provides a wide range of independent shops, local businesses and national supermarkets including Tesco and Morrisons. Beccles sits within the Waveney Valley, straddling the border of Norfolk and Suffolk, 20 miles from Norwich and with the location providing easy access to the popular Suffolk coastline and destinations such as Southwold, Walberswick and Alburgh.



June 2025
Proposed

Project
East Farms
Cucumber Lane Farm
Cucumber Lane, VWS
Proposed Site Plan

Scale: 1:100
Job No.: C
Drawn by: JT

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The scheme
 East Suffolk planning ref: DC/25/0606/FUL - ZERO CIL PAYABLE!
 The planning consent has been approved for the demolition of the existing former agricultural buildings, with the replacement of 4 x executive 'barn style' homes.

The sellers have indicated that additional land is available to purchase beyond the site, by separate negotiation.

Services
 Water and electricity connections are known to be in the nearby area.

Agent notes
 CIL (Community Infrastructure Levy) is applicable on the site.

Viewing:
 By appointment with TW Gaze

How to get there:
 What3words: ///reader.offline.beginning

Freehold
 Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.
 In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/19983

