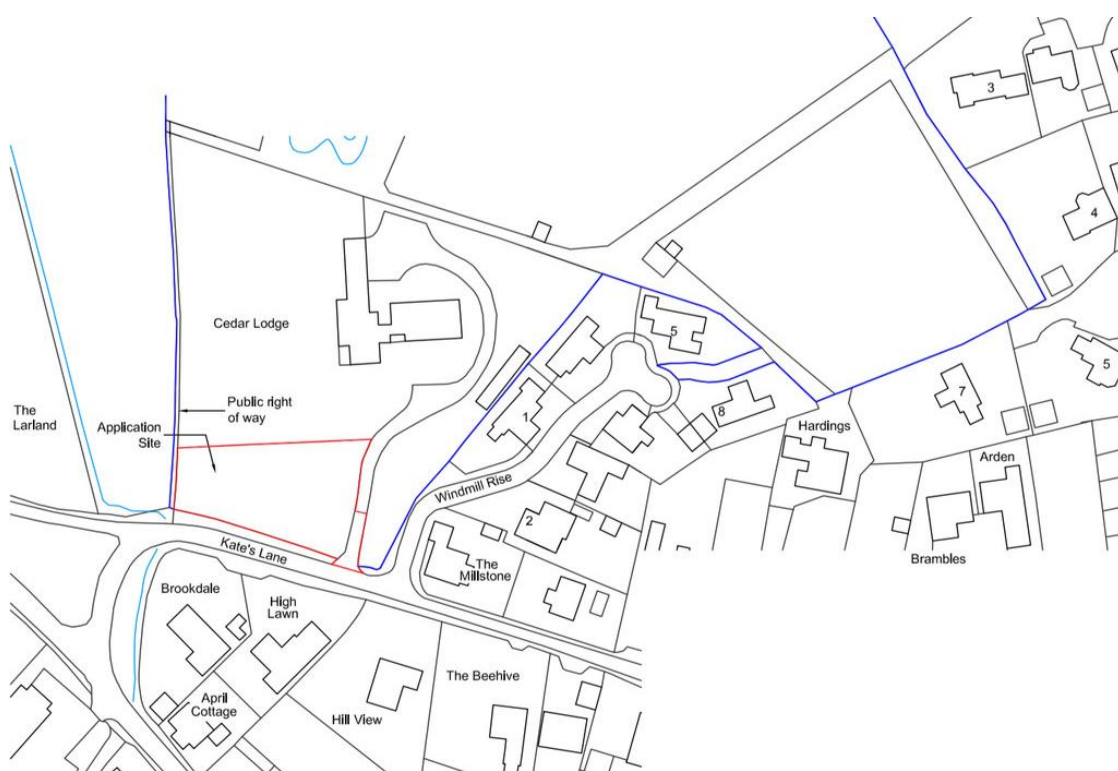




Building plot at Cedar Lodge
Kates Lane
Wetherden
Stowmarket
IP14 3LE

Guide Price £200,000





Building plot (0.3ac) with outline planning permission for a single residential dwelling, set within a quiet and highly sought after residential area.

Location

Wetherden is a small village sitting 4 miles to the north west of Stowmarket where there is a wide range of amenities including, schooling, shops, aqua leisure centre and mainline railway station on the Norwich to London Liverpool Street line. There are good road links to all points of the compass including Bury St Edmunds, Cambridge and Ipswich via the A14.

The Site

The plot is situated in a quiet residential location and is bordered by established, mature boundaries. The whole site measures just under 0.3 acres (0.12 ha) and is situated in the garden of Cedar Lodge. The plot has a mixture of mature trees giving this plot an enclosed and private feel.

Planning

Outline planning consent has been passed by Mid Suffolk Council on 15th January 2020 under planning reference DC/19/05446 for the erection of a single detached dwelling with associated garaging. The current plans allow for a 4 bedroom property measuring around 180 sqm (1,937 sqft).

It is worth noting that reserved matters have to be submitted within three years of the expiration of the approval date.

Community Infrastructure Levy (CIL)

Mid Suffolk Council have adopted CIL and have a standard rate of £115 per sqm. Purchasers looking at a self-build project can apply for a CIL exemption but prospective buyers should make their own enquires into their potential CIL liability.

Services

Purchasers should make their own enquiries in relation to the position and availability of services.

Directions

From Diss head west on the A143 towards Bury St Edmunds. Proceed through the village of Wortham and take the left hand turn signed B113 Stowmarket. Proceed through Finningham and at Bacton turn right towards Elmswell and proceed through Haughley Green before taking a right hand turn towards Wetherden. On reaching the village, at the junction proceed straight across into Kate's Lane. Cedar Lodge will be found on the right hand side immediately after the turning for Windmill Rise.

Viewing

Strictly by appointment with TW Gaze.

Freehold

Ref: 2/18555/CJC