



Residential Development Site
Stoke Road
Thorndon
Suffolk
IP23 7JG

Guide Price £495,000





Residential development site with outline planning permission for 4 market dwellings situated within the well-regarded village of Thorndon

Location

This site is located in the village of Thorndon, a popular village with its public house, shop, mobile post office, school and church. The village is set around 4.5 miles from Debenham, 13 miles from Stowmarket and 11 miles from Diss. Nearby is the renowned Thornham Estate, consisting of some 2,000 acres and providing 12 miles of beautiful walks through well managed and varied habitats of woods, parkland and farmland. Amenities are not far away with the small town of Eye just some 4 miles distant providing an interesting range of local shops, medical and social facilities and schooling to sixth form level at the academy rated Hartismere High School. Thorndon is well located for access to the A140 providing a direct route to Norwich and Ipswich and just across the county border into Norfolk is the thriving market town of Diss providing local and national shopping, sporting and leisure facilities including an 18 hole golf course and driving range. There is a mainline rail station at Diss and Stowmarket providing regular intercity services to Norwich, Ipswich and London Liverpool Street. In addition, the renowned Suffolk Heritage Coast around Southwold is just one hour's drive away.





The Site

The site is currently overgrown meadow land and measures 0.348 ha (0.86 acres). The boundaries of the land is shown on the red line plan. The access to site is shared with a residential property, known as Hope Barn. Access to this property will need to be left cleared at all times during construction. The owner of this property will reserve a right of way for access once the sale of the land is complete.

Planning

Outline planning consent has been passed by Mid Suffolk Council on 13th January 2022 under planning reference DC/21/06244 for the erection of four market dwellings and associated access and parking. The schedule of accommodation achieved under the permission is for two detached 2 bed bungalows and a pair of semi-detached 3 bed properties. All matters concerning scale and form of the properties are reserved.

It is worth noting that an application for approval of the reserved matters shall be made to Mid Suffolk Council before the expiry of three years from the date of permission.

Community Infrastructure Levy (CIL)

Mid Suffolk have adopted CIL and therefore purchasers should make their own calculations into any potential CIL liability.

Services

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

Directions

Leaving Diss, proceed onto the A140 heading south towards Ipswich. At the crossroads with the White Horse Inn, turn left and follow this road into the village of Thorndon. The site will be found on the right hand side just after you pass the primary school on the left.

Viewing

Strictly by appointment with TW Gaze.

Freehold

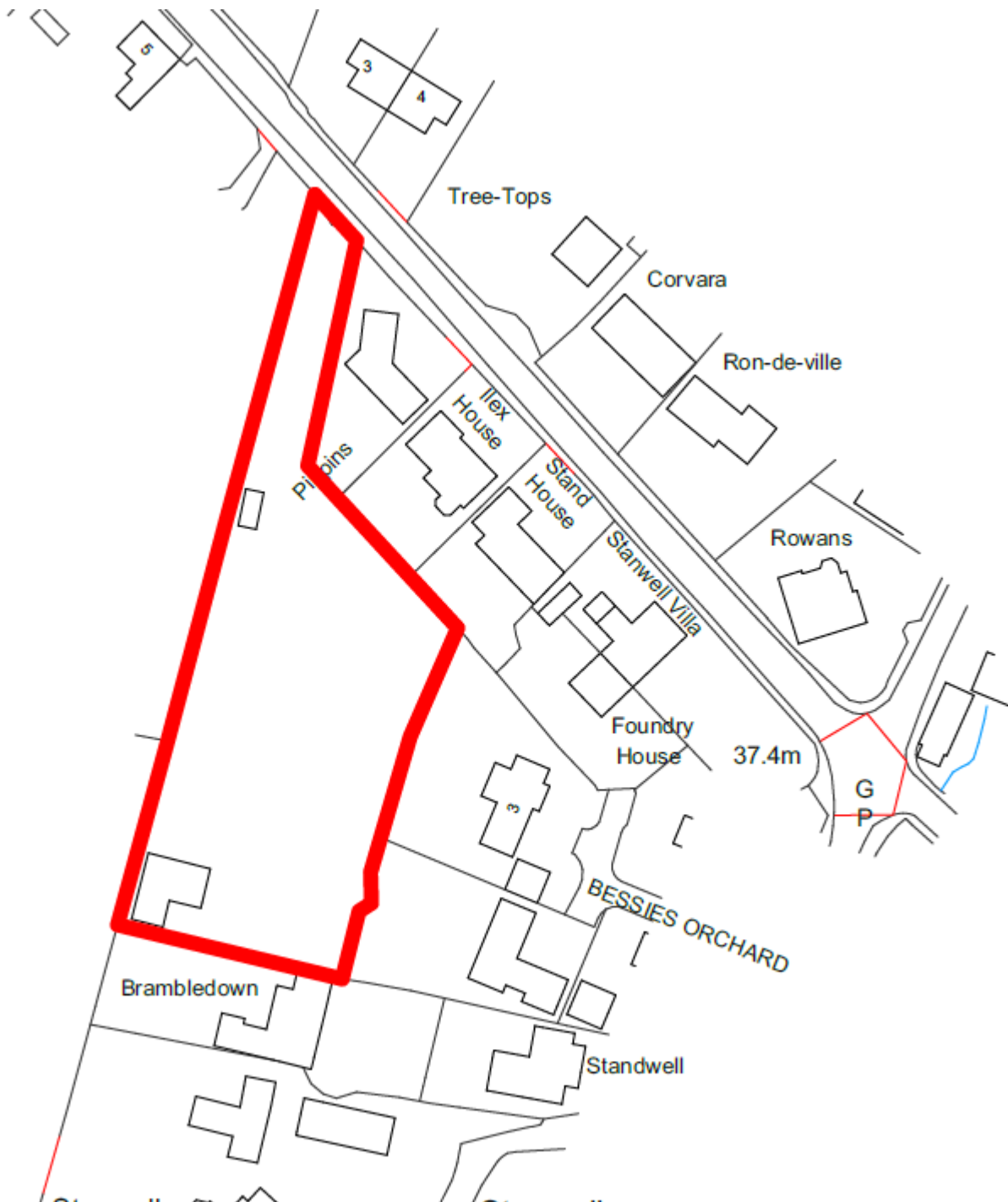
Ref: 2/19012/CJC

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