



Land To The East Of Church Road

Wilby, Suffolk

Guide Price £500,000



Land To The East Of Church Road

Wilby | Suffolk | IP21 5LD

Stradbroke 2 miles, A140 10 miles, Diss 12 miles

Full planning permission granted for the erection of 6 No. Dwellings and the creation of a new vehicular access, associated infrastructure and landscaping.

Location

Wilby offers a peaceful village setting with a strong sense of community and charming rural surroundings. The village enjoys convenient access to nearby towns including Eye, Stradbroke and Diss, providing a range of shops, schools and everyday amenities. The area is ideal for those seeking a quieter pace of life while remaining well connected via the A140 and Diss railway station, with direct links to London Liverpool Street.

Planning

Planning permission is granted for the erection of 6 new dwellings and the creation of a new vehicular access, associated infrastructure and landscaping.

Further planning information can be found on the Mid Suffolk District Council:

<https://planning.baberghmidsuffolk.gov.uk/online-applications/>

Planning reference: DC/25/04141

Architect

DWA Urban Design Limited

36 Marlborough Road, Ipswich, IP4 5AX

Local Authority

Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, IPI 2BX.

Tel: 03001 234 000



Community Infrastructure Levy (CIL)

Estimated CIL cost of £123,368.

BNG (Biodiversity Net Gain)

It is understood that BNG requirements can be met on site through a combination of modified grassland, tree and hedge planting. Interested parties are referred to the Biodiversity Net Gain Report prepared by Philip Parker Associates available on Mid Suffolk's Planning Search. Buyers should satisfy themselves on this point.

Services

Buyer to investigate. Mains connections available nearby.

Tenure

Freehold

Flood Risk

Very Low (Source: Gov.uk)

Mobile Speed

EE, O2, Three - Good Outdoor Coverage (Source: Ofcom)
Vodafone - Variable Outdoor Coverage (Source: Ofcom)

Directions

Postcode IP21 5LD

What3Words

quickly.entrust.ripen

Viewings

With these particulars in hand.

Contact Alex Turner 01449 833 695 / aturner@lsk.co.uk

or

Will D'Arcy 01449 833 692 / wdarcy@lsk.co.uk

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Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

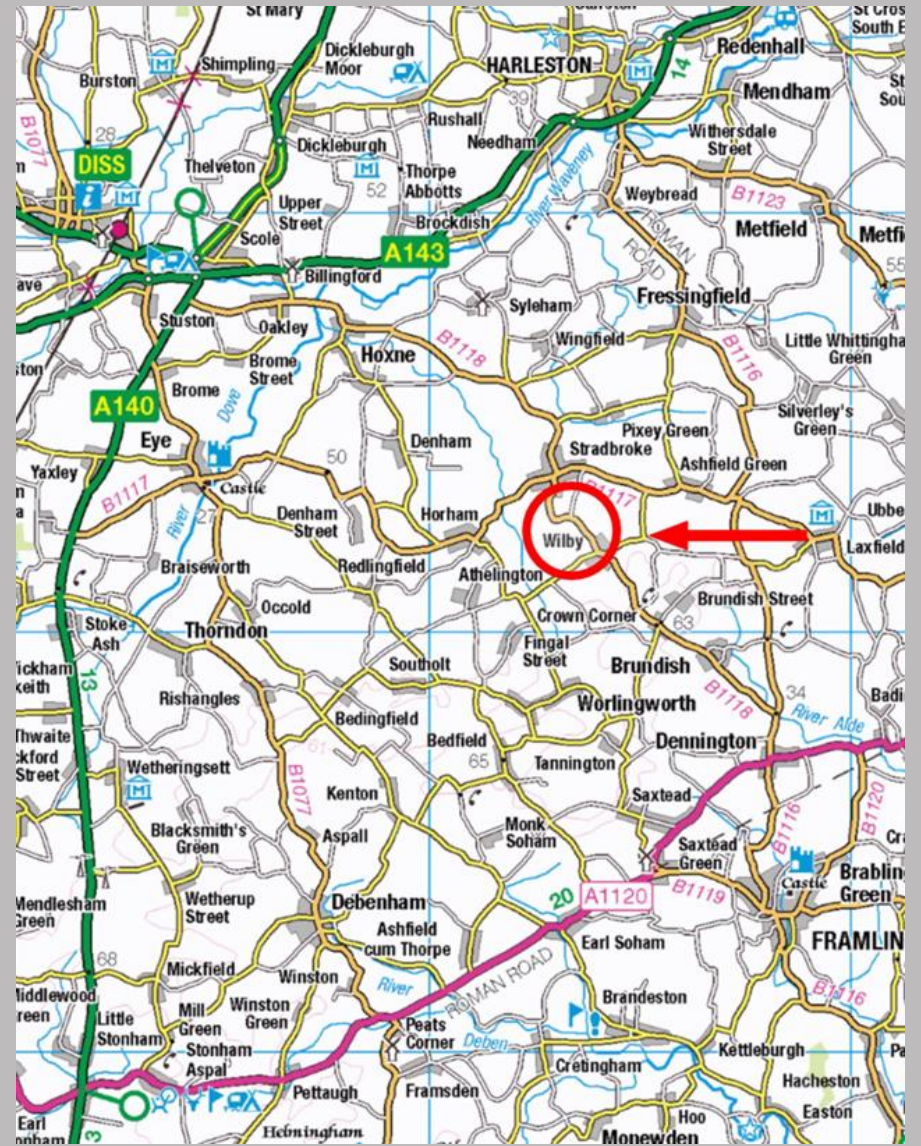
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