

**DAVID
BURR**

**BUILDING PLOT,
ADJACENT TO DRAGONFLY HOUSE,
WETHERDEN, IP14 3LQ**



A superb opportunity to purchase this desirable plot of land measuring approximately 0.24 acres with planning permission granted for a detached four bedroom house. (Reference DC/19/00434) Mid Suffolk District Council). The plans currently propose excellent open plan living accommodation that includes kitchen/dining room and sitting room with a further technical room and study/bedroom 4. To the first floor are three further bedrooms (with the master suite having walk-in wardrobe and en suite facilities) and family bathroom. There is ample parking within the curtilage of the plans and double bay cart lodge all of which will encompass countryside views.

**An excellent plot of land with planning consent betwixt two
sought after Suffolk villages.**

Guide £200,000

WOOLPIT (01359) 245245

Castle Hedingham - Clare - Leavenheath - Newmarket - Bury St Edmunds – Long Melford - London SW1

www.davidburr.co.uk

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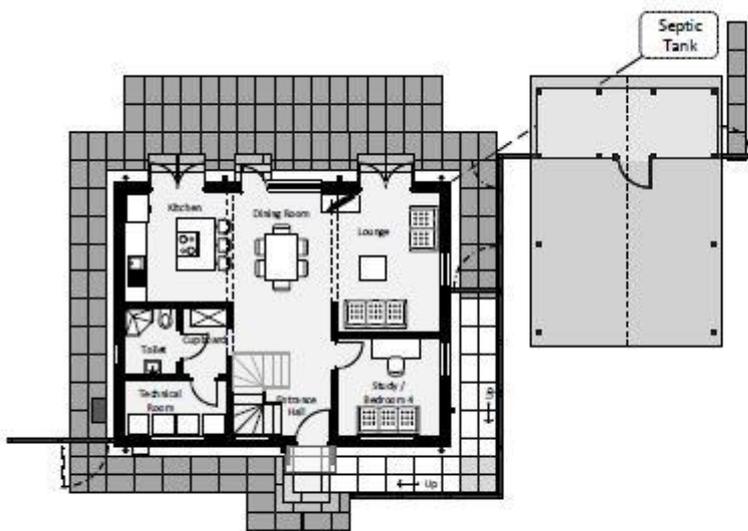
The plot is betwixt the villages of Wetherden and Elmswell. Wetherden is a small pretty village with a parish church and public house. There are a number of activities in Wetherden, including a history group, a book club, table tennis, tennis, whist drive, an active scout group, and a twinning association together with nearby Haughley twinned with Noyelles-les-Seclin, in northern France. The adjacent villages of Haughley and Elmswell are both well served with local shops and primary schools, and the nearby town of Stowmarket (5 miles) offers further shopping facilities together with amenities including a sports and leisure centre, and a main line rail station to London Liverpool Street. The cathedral town of Bury St Edmunds is approximately 13 miles to the West and the county town of Ipswich approximately 14 miles to the East.

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit 01359 245245

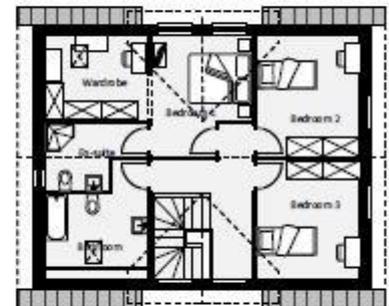
AGENTS NOTE: It is understood that planning permission was granted on 26th March 2019 for the erection of a four bedroom detached house together with double cart lodge.

It is the responsibility of all interested parties to make their own enquiries as to any conditions that are attached to the planning consent. To view proposed plans, associated documentation and planning permission notice please visit Mid Suffolk District Council website and search for planning application number: Reference DC/19/00434. There is a CIL payment to be made to Mid Suffolk District Council if this is not for a self-build.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



Plan View Ground Floor



Plan View Upper Floor



Rear (Southerly) Elevation



Front (Northerly) Elevation

