

Site adjacent to Paddock Grove Nayland, Suffolk

**DAVID
BURR**

Site adjacent to Paddock Grove, Harpers Hill, Nayland, Colchester, Suffolk, CO6 4NT

The historic village of Nayland is one of the area's most highly-regarded villages. There is a primary school, doctors' surgery, dental practice, hairdresser, post office, a village shop with coffee shop, a church and a public house. Nayland is situated in an Area of Outstanding Natural Beauty and was named in the 'Top 30 Places to Live in The UK Countryside'. The market town of Sudbury is nine miles, Ipswich 16 miles and Colchester approximately six miles providing a comprehensive range of amenities and a commuter rail link to London Liverpool Street station.

A development opportunity comprising a site of approximately 0.41 acres enjoying a prominent setting, a short walk from the centre of the historic village of Nayland. Located on the Suffolk/Essex border and lying within the Dedham Vale Area of Outstanding Natural Beauty, the site is being offered with detailed planning permission for the constructions of five dwellings, details of which can be viewed at www.planning.baberghmidsuffolk.gov.uk, application reference number DC/22/06294. The approved planning permission consists of five individual properties consisting of a pair of semi-detached two storey new homes and a terrace of three, three storey new homes, each benefitting from west facing gardens, allocated off-street parking with access via a new private access road opening onto Paddock Grove.

The properties are proposed to be finished in a timber soft wood weatherboard with Flemish bond brickwork and flush casement doors and windows of either powder coated aluminium or painted wood. Conservation range roof windows are proposed in addition to super line rain water guttering.

The development site lies within catchment area of the Ofsted 'outstanding' rated Nayland village primary school, is situated in the Dedham Vale Area of Outstanding Natural Beauty and provides excellent road and rail links via the picturesque market town of Sudbury and historic Roman city of Colchester. Road and rail links are easily accessible via the A134, A12 and Colchester North Station with its direct rail link to London Liverpool Street.

A development opportunity with detailed planning permission for five newly constructed residential dwellings, all benefitting from west facing gardens and allocated off-street parking, lying within the Dedham Vale Area of Outstanding Natural Beauty.

- The site benefits from an accessible mains water connection, mains drainage connection and electricity from the road side boundary.
- Access to the existing road way to Paddock Grove can be created via a dropped curb to utilise the existing road way.
- Planning approval was granted on 24th May 2023 with construction to commence no later than three years from the date of this approval.

AGENTS NOTES

- A CIL liability notice payment of £84,412.84 is due for a non-self-build purchaser.
- SERVICES: Mains water, drainage and electricity are available to the site. NOTE: None of these services have been tested by the agent.

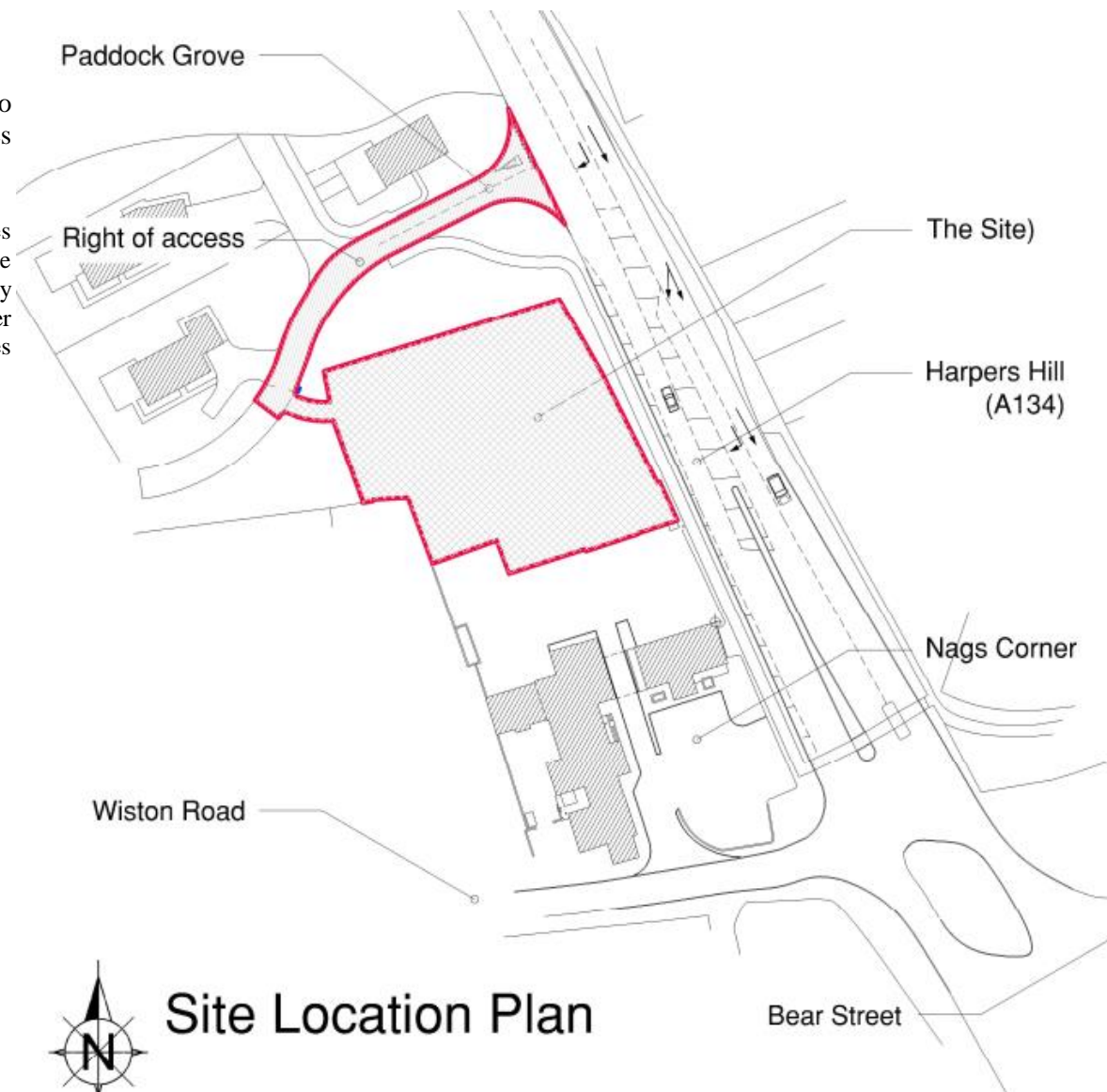
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- **LOCAL AUTHORITY:** Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000).

VIEWING: Strictly by prior appointment only through DAVID BURR.

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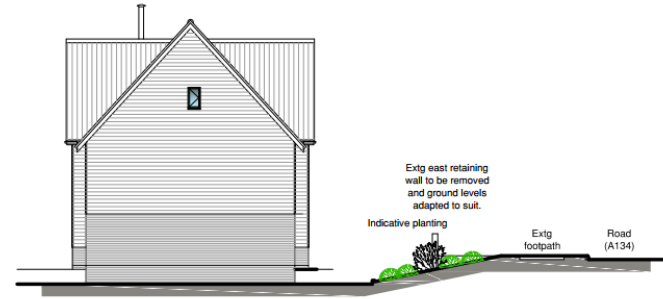
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Proposed development



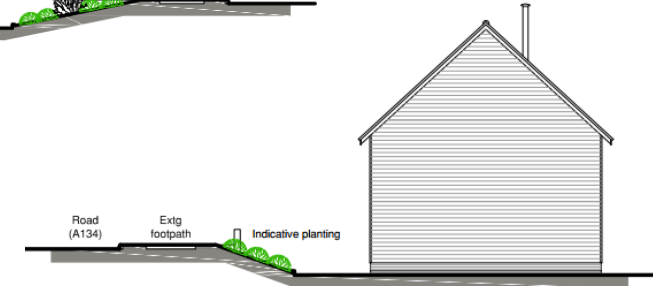
Street elevation

Line of existing ground level between the boundary wall and the footpath



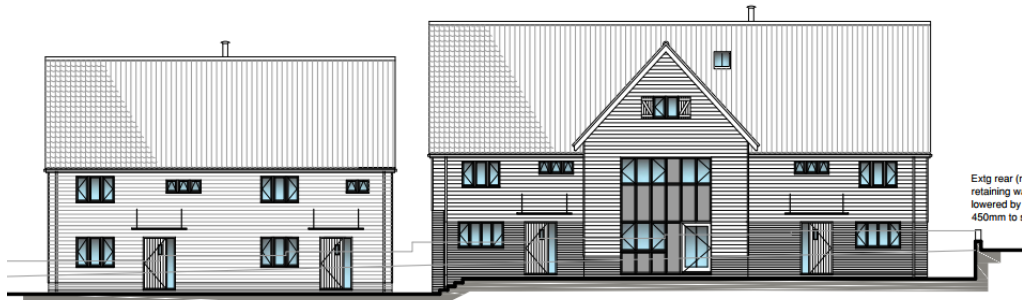
Side south elevation
Northern dwellings

Extg east retaining wall to be removed and ground levels adapted to suit.
Indicative planting
Extg footpath
Road (A134)



Side north elevation
Southern dwellings

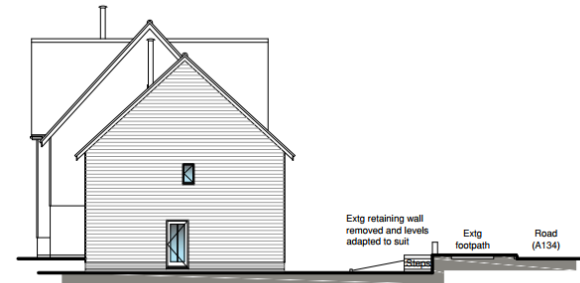
Road (A134)
Extg footpath
Indicative planting



Front east elevation

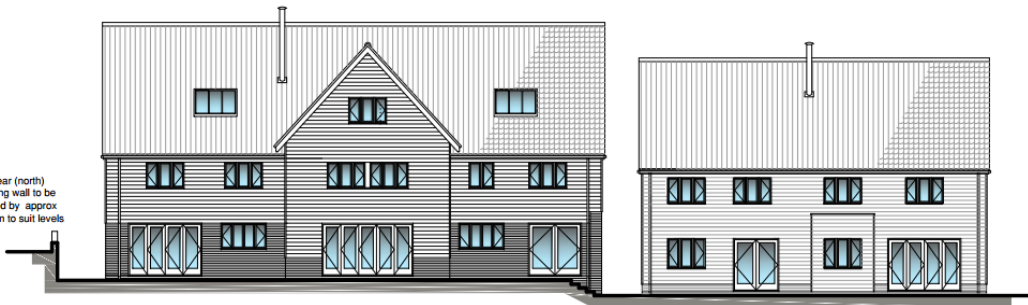
Glazing screen with blanked out panels show in gray.

Extg rear (north) retaining wall to be lowered by approx 450mm to suit levels



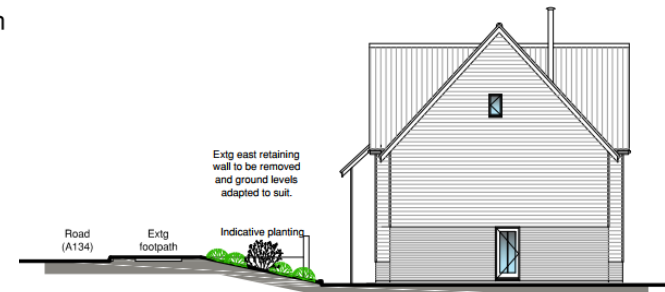
Side south elevation

Extg retaining wall removed and levels adapted to suit
Extg footpath
Road (A134)



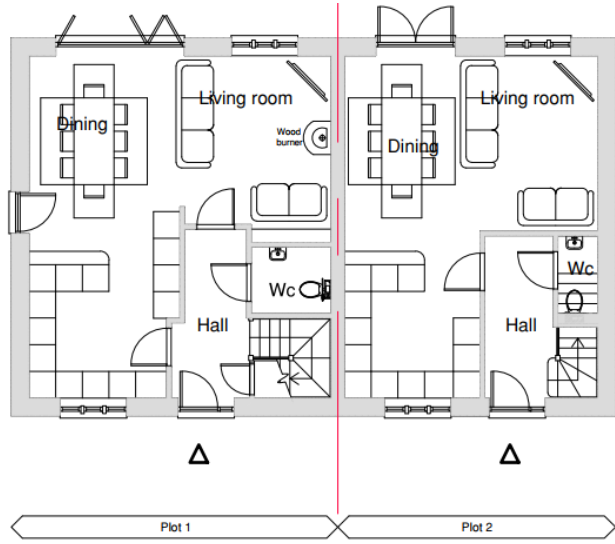
Rear west elevation

Extg rear (north) retaining wall to be lowered by approx 450mm to suit levels

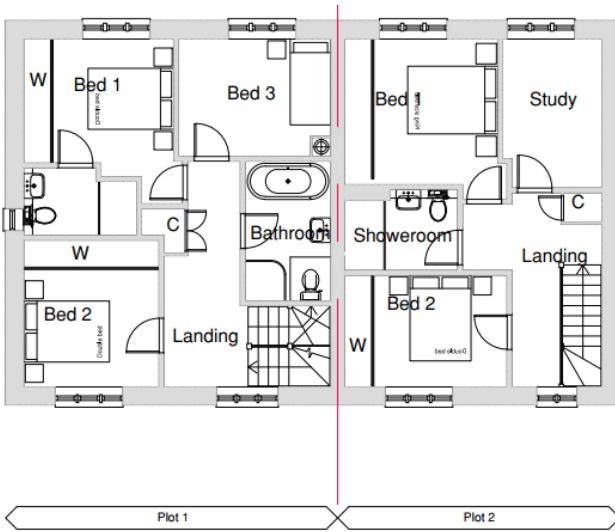


Side north elevation

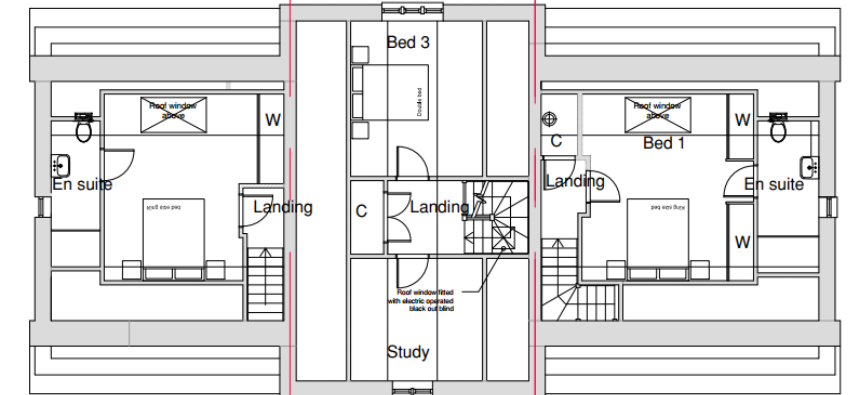
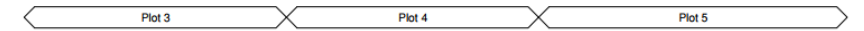
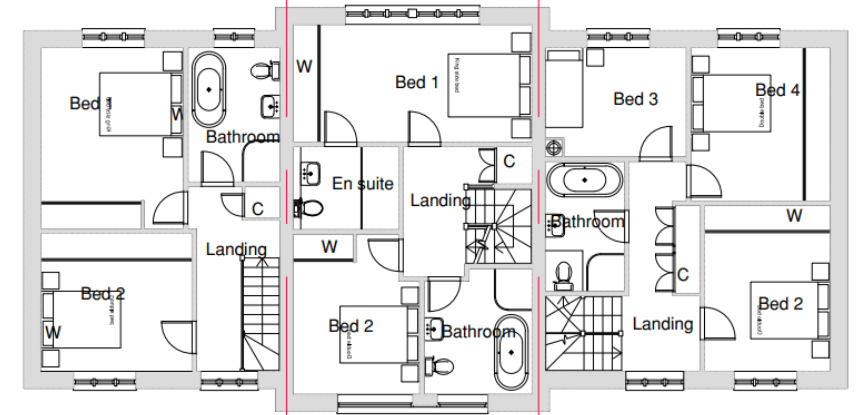
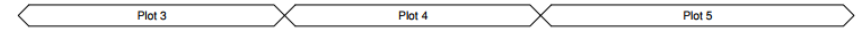
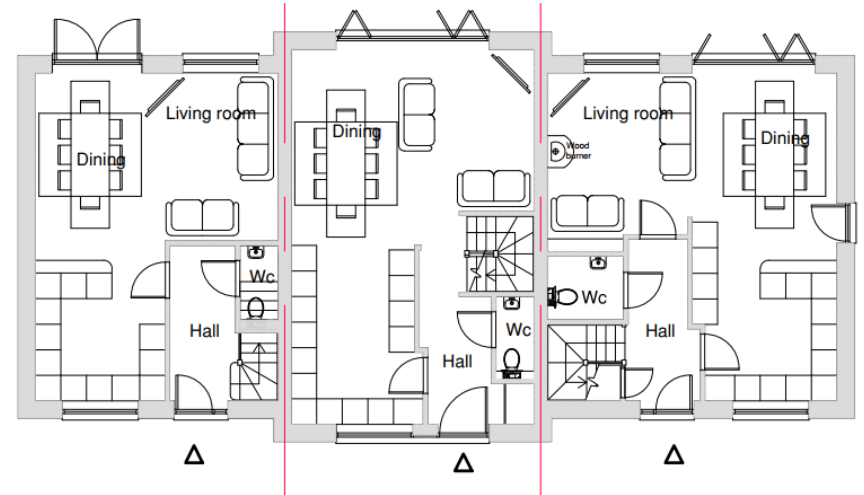
Extg east retaining wall to be removed and ground levels adapted to suit.
Indicative planting
Extg footpath
Road (A134)



Ground floor plan



First floor plan



Second floor plan

