



**Building plot adjacent to Halfboys House,
Norton, Suffolk.**

DAVID
BURR

Building plot adjacent to Halfboys House, Norton, IP31 3LE

Norton is a well-connected and popular Suffolk village, offering a range of amenities including a shop, post office, garage, and the highly regarded village pub – The Dog. Families are well served by a respected local primary school, and commuters benefit from excellent access to the A14, linking easily to Bury St Edmunds and Stowmarket. From Stowmarket station, direct trains to London Liverpool Street take around 80 minutes.

A prime opportunity to acquire a single building plot in a well-regarded Suffolk village, currently the subject of a full planning application for the erection of a detached dwelling with associated access and landscaping works. The submitted proposal (Ref: DC/25/02307) details a two-storey property of approximately 106 sq.m. (1,141 sq.ft.) gross internal floor area, incorporating three bedrooms, contemporary living accommodation, designated parking, and a private garden of approx. 93 sq.m. The scheme also makes provision for ecology and biodiversity enhancements, including native hedge planting, bird and bat boxes, and a bee brick, in line with current environmental design guidance. Access is proposed via a new private entrance off Ixworth Road, with vehicle-to-vehicle visibility splays and sustainable driveway construction as detailed in the application.

A well-located building plot in this popular Suffolk village. The site is currently the subject of a planning application (Ref: DC/25/02307) seeking approval for the erection of a thoughtfully designed detached dwelling and a new vehicular access.

The submitted plans illustrate a traditionally styled two-storey home with a total proposed gross internal floor area of approximately **106 sq.m. (1,141 sq.ft.)**. The proposed accommodation is arranged as follows:

Ground Floor:

- Entrance hall with cloakroom
- Sitting room with dual aspect and doors opening to the rear
- Open-plan kitchen/dining room with access to the garden
- Understairs storage cupboard

First Floor:

- Principal double bedroom with built-in storage and En-suite facilities
- Two further bedrooms (one double, one single)
- Family bathroom

Externally, the plot includes:

- A private driveway and turning area
- Two off-road parking spaces
- Enclosed rear garden

- Dedicated space for bins and bicycle storage
- Biodiversity measures including bat and bird boxes, a bee brick, and planted landscaping to enhance habitat provision

Access and Services

Vehicular access is proposed via a new driveway entrance directly off Ixworth Road, designed in accordance with Suffolk County Council's DM01 standards. The plans include **visibility splays of 2.4m x 59m**, with no obstructions above 600mm in height within the splay area. The existing overhead electricity lines are proposed to be **re-routed underground**, subject to the necessary approvals from UK Power Networks (UKPN).

Planning and Status

The plot is being sold **subject to planning permission**. The application has been submitted to the local planning authority and is pending decision. Full details, including plans and supporting documentation, are available via the council's planning portal using reference **DC/25/02307**.

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Agents Notes

- The current owner has submitted a full planning application for the proposed dwelling and is **awaiting a formal decision** from the local planning authority.
- All details provided in this brochure, including the layout, design, access, landscaping, and ecological enhancements, are **entirely indicative** and have been based on the submitted plans.
- The final scheme may be **subject to change**, amendment, or additional conditions as required by the council as part of the planning process.
- Any future development of the site will remain **subject to securing full planning permission**, alongside compliance with **building regulations, statutory approvals, and legal agreements** where applicable.
- No services are currently connected to the plot. Interested parties are advised to make their own independent enquiries regarding availability and connection.
- Site boundaries shown are indicative and should be verified against the approved plans and legal title documentation.



PLANTING SCHEME

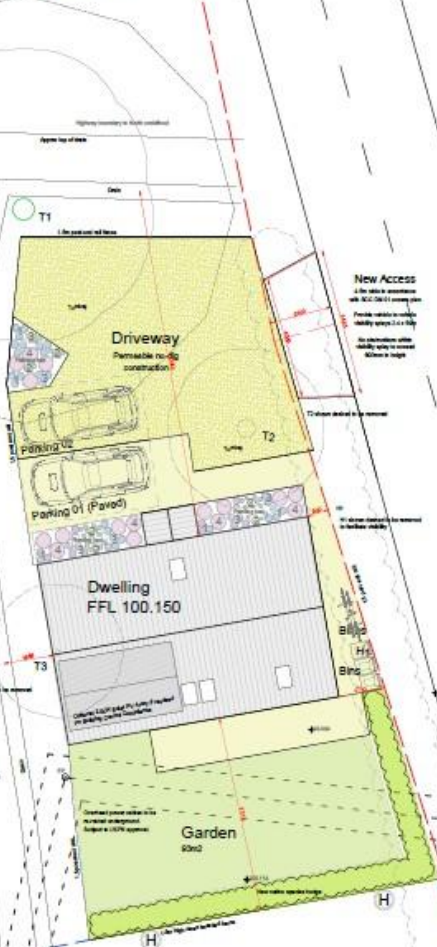
PLANT KEY

- Native Flowering Shrub
- Native Tree
- Native Grass
- Native Perennial
- Native Climber
- Native Shrub
- Native Tree
- Native Grass
- Native Perennial
- Native Climber

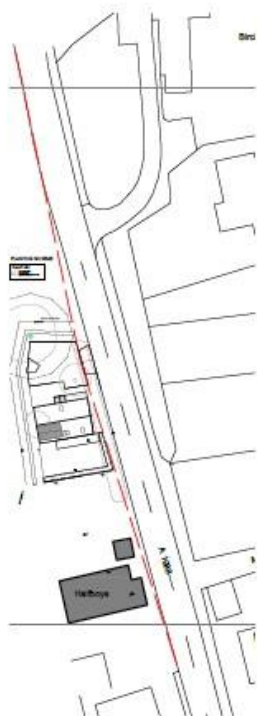
GENERAL PLANTING SPECIFICATION

This drawing should be read in conjunction with the Architectural Plan and the BNG planting specification in the project.

The landscape contractor shall ensure that all the planting areas for a project are in a position to be planted in accordance with the specification.



SITE PLAN
(SCALE 1:200)



VISIBILITY SPLAYS
(SCALE 1:500)

BIODIVERSITY PROVISION

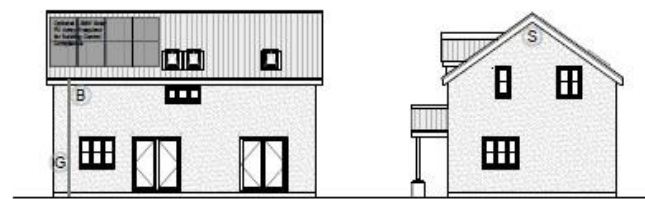
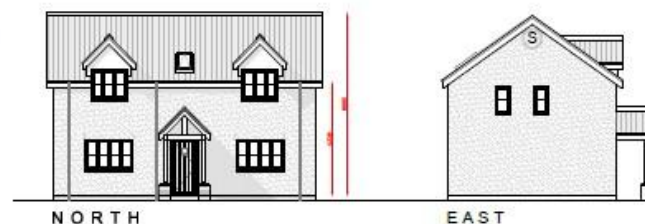


HEDGEHOGS
BNG ACTIVITY: PROTECT FROM ROAD
COLOUR: RED
DRAWN ON PLAN WITH: H SYMBOL

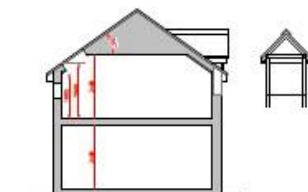
BEEES
BNG ACTIVITY: PROTECT FROM ROAD
COLOUR: RED
DRAWN ON PLAN WITH: G SYMBOL

BATS
BNG ACTIVITY: PROTECT FROM ROAD
COLOUR: RED
DRAWN ON PLAN WITH: B SYMBOL

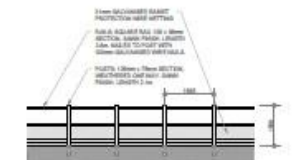
BIRDS
BNG ACTIVITY: PROTECT FROM ROAD
COLOUR: RED
DRAWN ON PLAN WITH: S SYMBOL



SOUTH ELEVATIONS



SECTIONS



POST AND RAIL (3 BAR) FENCE ELEVATION

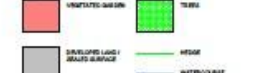
ORDNANCE SURVEY MAP

(SCALE 1:1250)



BNG BASELINE HABITAT MAP

(SCALE 1:1250)



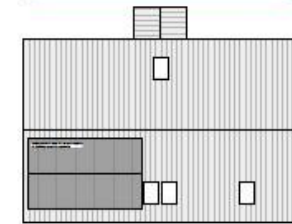
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ANY DISCREPANCIES TO BE NOTIFIED IMMEDIATELY
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First Floor



Ground Floor



Roof Plan

FLOOR PLANS

Revision	Notes	Date	Drawn	Checked
1	BNG BASELINE ADDED	15.08.25	AJF	APF
2	ECOLOGY MEASURES ADDED	15.08.25	AJF	APF
Client	MR & MRS MILLYARD			
Project	PROPOSED DWELLING, ACCESS AND ASSOCIATED WORKS			
Address	LAND NORTH OF HALFBOYS IXWORTH ROAD NORTON SUFFOLK			
Drawing	PROPOSED			
Drawing No.	25-060 - 100	Revision	B	
Scale	1:100	Paper Size	A1	XXX
Drawn	AJF	Checked	XXX	
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