



DAVID  
BURR

Plot 1 & 2  
Peasenhall, Suffolk.

# Plot 1 & 2, Mill Road, Peasenhall, IP17 2LW

Peasenhall is a pretty and highly sought-after Suffolk village, well known for its strong sense of community, traditional architecture and excellent access to the Heritage Coast. The village provides a range of everyday amenities including a village shop, delicatessen, and public house, with the market town of Saxmundham just a short drive away offering further facilities and rail connections to London Liverpool Street. Surrounded by beautiful countryside and convenient for both the A12 and the coast at Southwold and Aldeburgh, Peasenhall offers the ideal balance between rural living and accessibility.

Located on the edge of the picturesque and well-regarded village of Peasenhall, this exciting new development offers two outstanding building plots with full planning consent for contemporary barn-style dwellings. Designed to blend modern architecture with a subtle nod to Suffolk's rural heritage, each home has been thoughtfully planned to take full advantage of its setting and orientation.

## **An exceptional development opportunity for two 5 Bedroom detached houses in a sought-after Suffolk village.**

### **Key Points**

- Two prime building plots available individually or as a whole
- Full planning permission for two 5-bedroom detached houses
- Contemporary barn-style design with feature balconies
- Attractive edge-of-village setting
- Generous plot sizes (North Plot 243 sq m, South Plot 210 sq m)
- Landscaped surroundings and private access
- Superb self-build or development opportunity in a sought-after Suffolk village

### **The Plots**

The site can be purchased as a whole or as individual self-build plots, offering flexibility for private buyers, developers or those seeking to create their own bespoke home in a desirable village location.

#### **North Plot – Approx. 243 sq m (2,615 sq ft)**

Consent granted for a striking five-bedroom detached home featuring generous open-plan living spaces, expansive glazing and a first-floor balcony overlooking landscaped gardens.

#### **South Plot – Approx. 210 sq m (2,260 sq ft)**

Planned as a similarly impressive five-bedroom detached residence, designed with a contemporary barn-style façade and a superb layout ideal for modern family living.

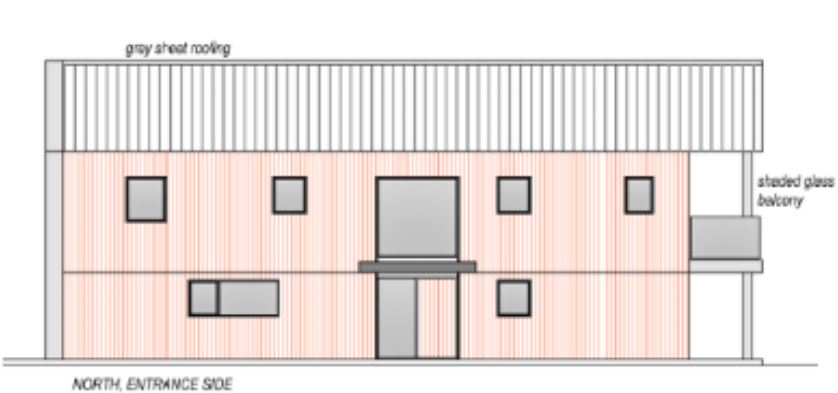
Both dwellings are set within good-sized plots, with private driveways and landscaped surroundings designed to complement the village edge setting.

**Land** – The terrain of the land is reasonably flat with a wide access entrance coming off Mill Road. The land has a ditch running on the Southern boundary. The sale of the land comes with a part ownership of pond which is also part owned by the neighbouring property which is located on the North West boundary.

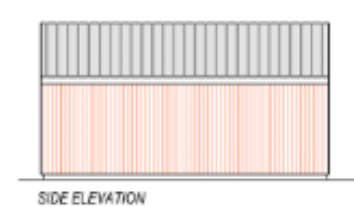
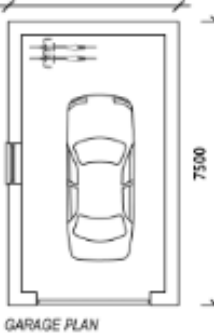
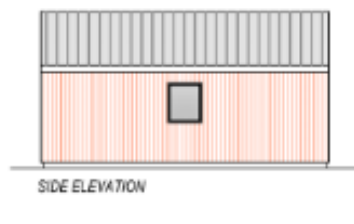
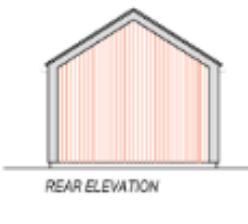
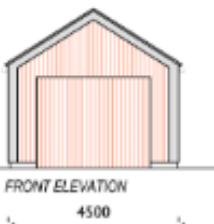
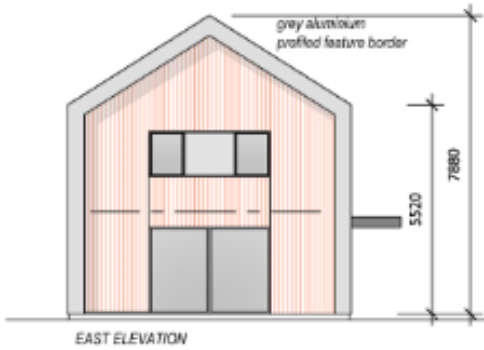
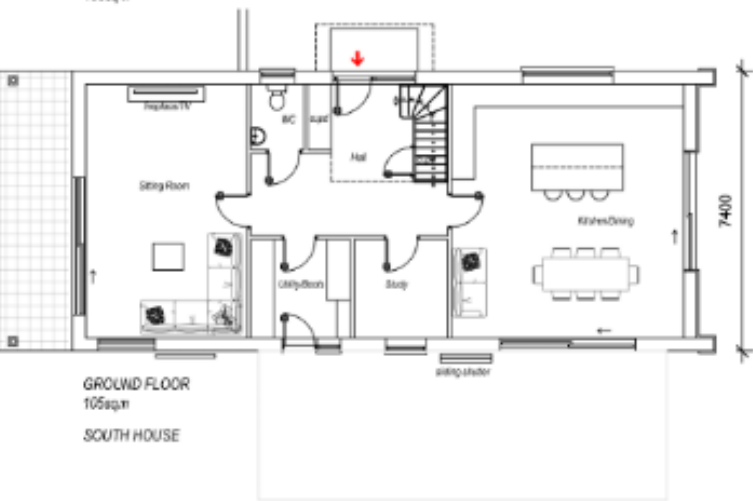
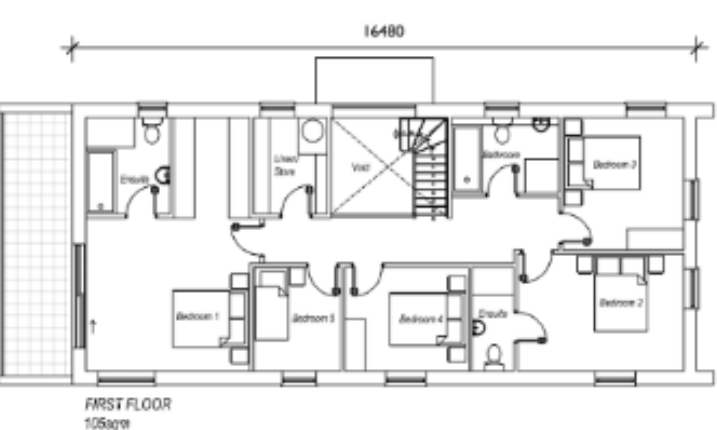
The land is around 0.74 acres (sts) and further planning details can be found on East Suffolks planning portal ref: **DC/24/03546**

**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.

# Plot 1 – North House



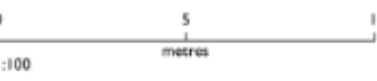
THIS LAYOUT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A FULL UNDERGROUND AND OVERGROUND SERVICES SURVEY AND MAY BE SUBJECT TO CHANGE IF SERVICES ARE FOUND SUBSEQUENTLY.  
IF FULL ACCESS TO ALL BOUNDARIES WAS NOT POSSIBLE FINAL DIMENSIONS TO BOUNDARIES & LEVELS WILL BE SUBJECT TO FURTHER CONFIRMATION



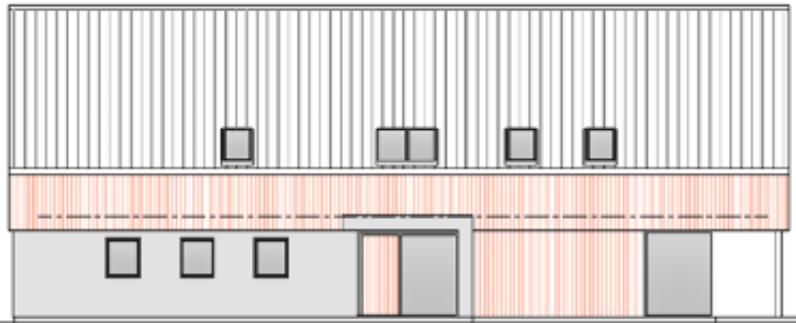
|     |          |                          |
|-----|----------|--------------------------|
| E   | 08.07.24 | Garage added             |
| D   | 14.05.24 | Planning Scheme, Revised |
| C   | 30.04.24 | Planning Scheme          |
| B   | 14.02.24 | REVISED DESIGN           |
| A   | 13.12.23 | REVISED DESIGN           |
| Ref | Date     | Revision                 |

Ensure all dimensions are checked on site prior to ordering of prefabricated elements. Ensure minimum headroom requirements are met for all staircases.  
Do not scale from this or any other drawing. Any discrepancies, contact the issuer.  
This drawing or any of its contents cannot be used except with the express written permission of the issuer. Without such permission no responsibility is taken for its content.

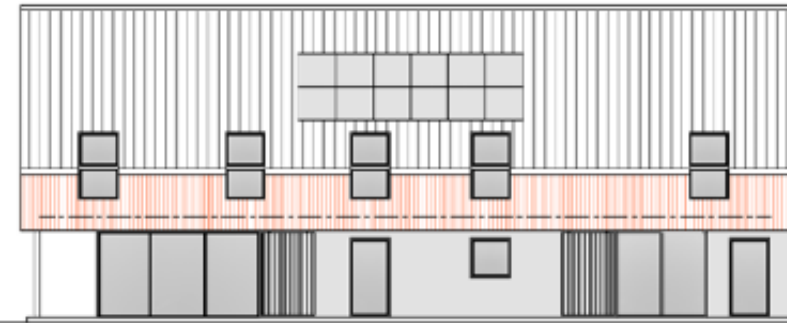
|                                                        |                                                                                     |
|--------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>ROBERTS MOLLOY</b><br>architecture + planning       |                                                                                     |
| homestead<br>the street northam<br>suffolk<br>IP21 5DX | RM ARCHITECTURAL LIMITED ©<br>Tel: 01379 687705<br>E-mail: info@robertsmolloy.co.uk |
| PROJECT:<br>LAND AT MILL ROAD<br>PEASENHALL            |                                                                                     |
| TITLE:<br>SOUTH PLOT<br>PROPOSED                       |                                                                                     |
| Scale:<br>1:100@A2                                     | Date:<br>10.23                                                                      |
| JOB No:<br>PMR                                         | DRG No:<br>07E                                                                      |



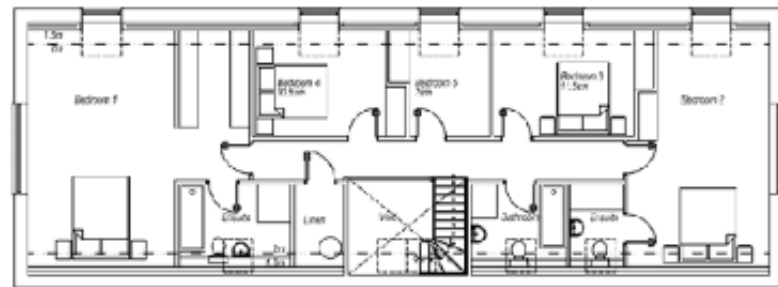
# Plot 2 – South House



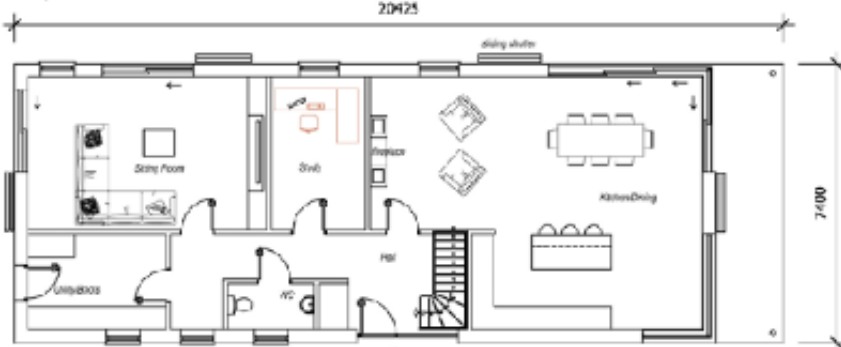
EAST, ENTP/INCE FRONT



WEST, GARDEN REAR

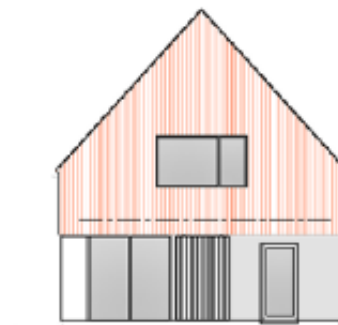


FIRST FLOOR  
123sqm

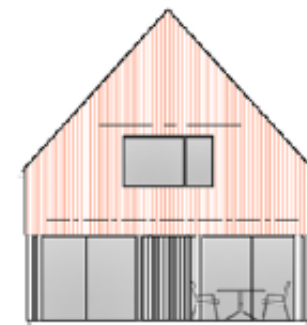


GROUND FLOOR  
130sqm

NORTH HOUSE



SOUTH

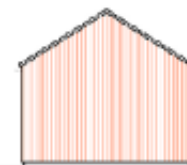


NORTH

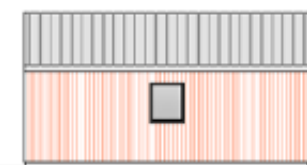


FRONT ELEVATION

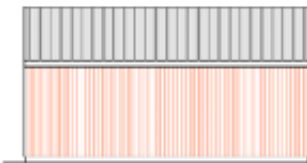
4500



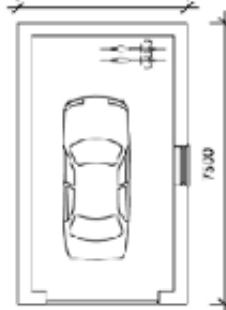
REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



GARAGE PLAN

PLANNING PERMISSION  
IF FULL ACCESS TO ALL BOUNDARIES WAS NOT POSSIBLE,  
REAL DIMENSIONS TO BOUNDARIES & LEVELS WILL BE  
SUBJECT TO FURTHER CONFIRMATION

0 5 10  
metres  
1:100

E 08/07/24 Garage added  
D 13/05/24 Planning Scheme, revised  
C 30/04/24 Planning Scheme  
B 14/02/24 REVISED DESIGN  
A 13/12/23 REVISED DESIGN  
Ref Date Revision

Ensure all dimensions are checked on site prior to ordering of prefabricated elements. Ensure minimum headroom requirements are met for all entrances.  
Do not scale from this or any other drawing. Any discrepancies contact the author.  
This drawing or any of its contents cannot be used except with the express written permission of the author. Without such permission no responsibility is taken for its contents.

**ROBERTS MOLLOY**  
architecture + planning

homestead  
the street, horham  
suffolk  
IP21 5DX

RM ARCHITECTURAL LIMITED ©  
Tel: 01379 587705  
E-mail: info@robertsmolloy.co.uk

PROJECT:  
LAND AT MILL ROAD  
PEASE-HALL

TITLE:  
NORTH HOUSE  
PROPOSED

Scale: 1:100 @ A2

Date: 10/23

JOB No. PHR

OPC No. 08F

