A fine single building plot with planning permission for a six bedroom detached house and associated cart lodge in wonderful mature surroundings.
Some details

General information
The plot forms part of the garden of a substantial Victorian house known as West Briarwood, 125 Ipswich Road, Woodbridge and will benefit from some of the established trees and shrubs already on the site. Planning permission reference DC/18/0913/FUL became valid on 28th February 2018. Plans were passed for the erection of one detached dwelling and an associated detached cart lodge and a copy of the planning consent is available for inspection at our Woodbridge branch.

Plans for the new dwelling were drawn by Peter Wells, Architects, with accommodation arranged over three floors and the indicative plans showed a floor area of 3,240 sq ft. On the ground floor, the accommodation comprises an entrance hall, living room, open-plan kitchen/dining/family room and study, a cloakroom and a utility room. On the first floor, the master bedroom has an en-suite dressing room and bathroom whilst the second bedroom also benefits from an en-suite. There are two further bedrooms and a family bathroom on this level, while the fifth and sixth bedrooms are on the top floor, served by an en-suite shower room.

The cart lodge which is included within the plans shows a garage beside the two open bays with an external staircase leading to a first floor office/storage space with two dormer windows.

Where?
Ipswich Road is on the approach to Woodbridge and the plot is not far from the junction of Ipswich Road and Old Barrack Road, with the Duke of York located on the apex. There are bus stops nearby and local shops available in Old Barrack Road, while the main shops in the town are found in and around The Thoroughfare. Woodbridge is a market town of some considerable character, sited on the west bank of the River Deben, a stretch of tidal water much enjoyed by those who sail and row, while for the less energetic there is an appealing walk along the riverbank from Kyson Point to The Tide Mill and beyond.

Located in the popular town of Woodbridge is this rare development opportunity to build a new family home.

Particulars for Building plot at West Briarwood, 125 Ipswich Road, Woodbridge, IP12 4BY
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Woodbridge has excellent facilities for a town of its size, including a number of independent shops trading alongside the national names. There are two hotels, a variety of restaurants, medical facilities, a cinema, swimming pool, community hall and a railway station with links through to Ipswich, Suffolk’s county town. Frequent connections run from Ipswich terminating at London Liverpool Street station. The district has many attractive walks and rides and also offers good opportunities for those keen on playing golf with courses both inland and on the coast. Sailing is enjoyed on the tidal rivers Deben, Alde and Orwell, or at sea, and a number of other clubs cater for a variety of interests.

Woodbridge also has schools for students of all ages in the state and independent sectors.

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Agents note
We are advised by the sellers that the purchaser will be obliged to build a 1.8m high, 225mm thick red brick wall, in Flemish bond, within six months of completion of the purchase. The wall will run from the corner of the garage being built by the vendors in an 'L' shape along the boundary of the retained garden and plot.

The purchasers will require the property to be built in accordance with the planning permission which has been obtained with no windows incorporated on the north elevation. Only one property is to be built on the site and if any alternative plans are proposed, they will need to be approved by the sellers, although consent will not be unreasonably withheld.

The sellers will require a general easement in favour of West Briarwood for services (if any) which cross over or under the plot and serve the retained property. The purchasers will also require an easement to enable them to gain access to the new garage they will be building in respect of maintenance of the wall, roof, gutters etc.

The initial part of the access, which is shared with West Briarwood, will be retained in the ownership of the sellers with rights of access in favour of the purchasers of the plot and a requirement for shared ongoing maintenance costs.

Important information
Prospective purchasers are advised to obtain their own advice in relation to any services they require connecting to the property.

Tenure - Freehold
Directions

From our Woodbridge branch, proceed in a westerly direction along Quayside, linking with Station Road and Ipswich Road. Proceed straight over the roundabout by Notcutts Garden Centre and continue up the hill, passing the Duke of York on the right hand side. Immediately after the turning for California, West Briarwood is at the far end of a substantial red brick property on the left hand side of the road.

To find out more or book a viewing

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