



CHAPMAN
CHARTERED SURVEYORS

NINE OAKS FARM, GREEN STREET, HOXNE, EYE IP21 5AZ

0.230 Ha / 0.568 acres (STS)



SITE WITH FULL PLANNING PERMISSION FOR THREE DWELLINGS

Ref: 181181

T. 01379 687645

CONTACT@CHAPMANSURVEYORS.CO.UK

WWW.CHAPMANSURVEYORS.CO.UK



Regulated by RICS

FOR SALE

Development site, pp for three dwellings

0.230 Ha / 0.568 acres (STS)

LOCATION

Hoxne is a sought-after village in north Suffolk located approximately five miles south-east of the market town of Diss, Norfolk. The village is steeped in history and has a thriving village shop / Post Office and pub. Diss has a wide range of services and amenities including a railway station on the Norwich – London Liverpool Street line.

DESCRIPTION

Nine Oaks Farm is located to the south of Green Street (B1118) just outside the village centre. The site is located close to existing residential dwellings and enjoys unspoilt views over farmland to the south and east.

PLANNING

Mid Suffolk District Council have granted full planning permission for the erection of two, three-bed dwellings and one two-bed dwelling, and the creation of a new vehicular access and parking area and blocking up two existing vehicular accesses.

Planning reference DC/18/05378 (link below).

<https://planning.baberghmidsuffolk.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

SITE AREA (STS)

0.230 Ha / 0.568 acres

AFFORDABLE HOUSING

No Affordable Housing

PLANNING OBLIGATIONS

CIL liability: £42,943.44

SERVICES

We understand that mains water and electricity are available.

CONDITIONS OF SALE

Unconditional offers are sought on the assumption that:

- no ground investigations have been carried out
- the purchaser will be responsible for site clearance
- the purchaser must construct the new access and the new parking areas at the rear of 1 and 2 Elm House Cottages
- rights will be granted for the new visibility splays

OVERAGE

Subject to 25% overage if the purchaser subsequently obtains planning permission for more than three dwellings.

GUIDE PRICE

£300,000

LOCAL AUTHORITY

Mid Suffolk District Council.

COSTS

Each party will be responsible for their own costs.

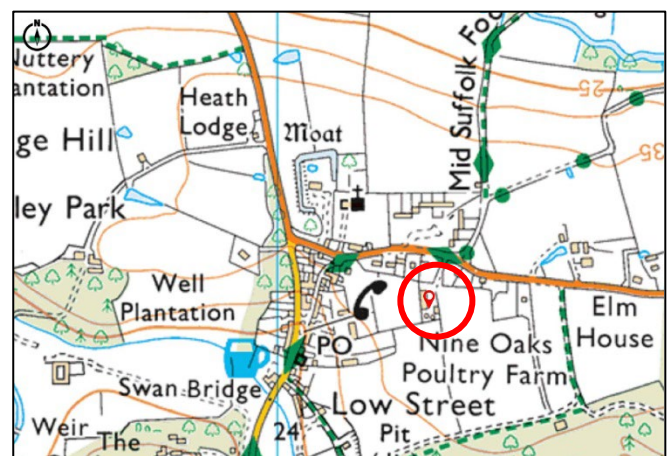
VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing, please contact Chapman Chartered Surveyors:

Contact: Oliver Chapman

Tel: 01379 687645

Email: o.chapman@chapmansurveyors.co.uk



AGENCY

MANAGEMENT

PLANNING

PROFESSIONAL

VALUATION

Chapman Chartered Surveyors for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice that: (1) they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property; (2) any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom; (3) the property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof; (4) no liability can be accepted for any misstatement, omission or errors in these particulars; and (5) these particulars do not constitute an offer or contract or any part thereof.