



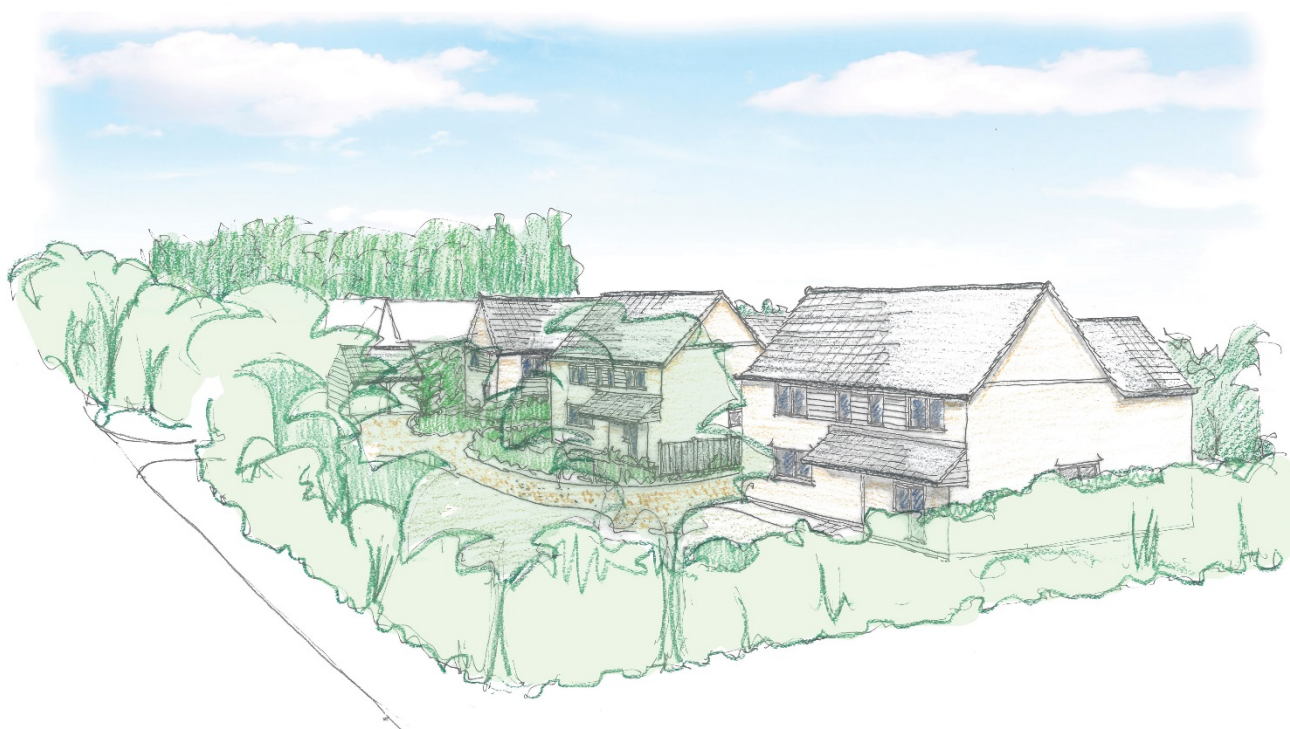
**CHAPMAN**  
CHARTERED SURVEYORS

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**LAND AT RECTORY ROAD, BROME TRIANGLE, EYE IP23 8AS**

**0.787 Ha / 1.945 acres**

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Indicative only

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**FULL PLANNING PERMISSION FOR UP TO SEVEN DWELLINGS**

**Ref: 10732**

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**T. 01379 687645**

**CONTACT@CHAPMANSURVEYORS.CO.UK**

**WWW.CHAPMANSURVEYORS.CO.UK**



Regulated by RICS

# FOR SALE

## Site with full planning permission for up to seven detached dwellings with garages

### LOCATION

Eye is a picturesque market town in north Suffolk with a population of approximately 2,100 people (2011 Census). It is located four miles south-east of Diss, Norfolk which has a mainline railway station serving Norwich, Ipswich and London Liverpool Street (1hr 40mins). The town has good road links via the A140 and the A143, and a range of local facilities.

### THE SITE

A greenfield site located to the north of Eye close to the junction of the A140 and B1077 (see 'Planned Road Improvements').

### PLANNING

#### Outline planning permission ref: DC/18/01748

Granted by Mid Suffolk District Council ('MSDC') on 28 June 2018 for the construction of up to seven dwellings with detached garages and the creation of two vehicular accesses:

<https://planning.baberghmidsuffolk.gov.uk/online-applications/applicationDetails.do?keyVal=P7N2PGSHFZQ00&activeTab=summary>.

#### Approval of Reserved Matters refs: DC/19/00441 and DC/19/01804

MSDC granted approval of all reserved matters on 27 March 2019 and 30 April 2019:

<https://planning.baberghmidsuffolk.gov.uk/online-applications/applicationDetails.do?keyVal=PM3ERTSHKDL00&activeTab=summary>

<https://planning.baberghmidsuffolk.gov.uk/online-applications/applicationDetails.do?keyVal=PPSE7CSH04700&activeTab=summary>

### PROPOSED ACCOMMODATION

Plot 1 & 2	3 beds	95.0sqm	1,023sqft
Plot 3	4 beds	154.0sqm	1,658sqft
Plot 4 & 5	3 beds	126.0sqm	1,356sqft
Plot 6 & 7	4 beds	152.5sqm	1,642sqft

### REGISTERED TITLE

Part of SK347928.

### AFFORDABLE HOUSING

The total gross internal floor area for all seven dwellings is confirmed to fall under the 1,000sqm threshold, so there is no requirement to provide Affordable Housing.

### COMMUNITY INFRASTRUCTURE LEVY (CIL')

MSDC have issued a CIL liability notice of £127,947.51.

### PLANNED ROAD IMPROVEMENTS

Suffolk County Council Highways will be constructing two new roundabouts on the A140 at Castleton Way and to the south of Rectory Road. This will include a new link road through to the B1077 leading to the closure of the Rectory Road / A140 junction:

<https://www.suffolk.gov.uk/assets/Roads-and-transport/roadworks/A140-Eye-Airfeild/EYE-AIRFIELD-OVERALL-Comms-A4.pdf>

### RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The sale is subject to all existing rights of way, wayleaves and easements.

### GUIDE PRICE

£575,000

### VAT

No VAT

### METHOD OF SALE

Unconditional offers are invited for the freehold interest in the site.

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.



## WRITTEN BIDS

Written bids should be submitted using a standard form, available from the agents. The vendors reserve the right not to accept the highest offer, nor any offer.

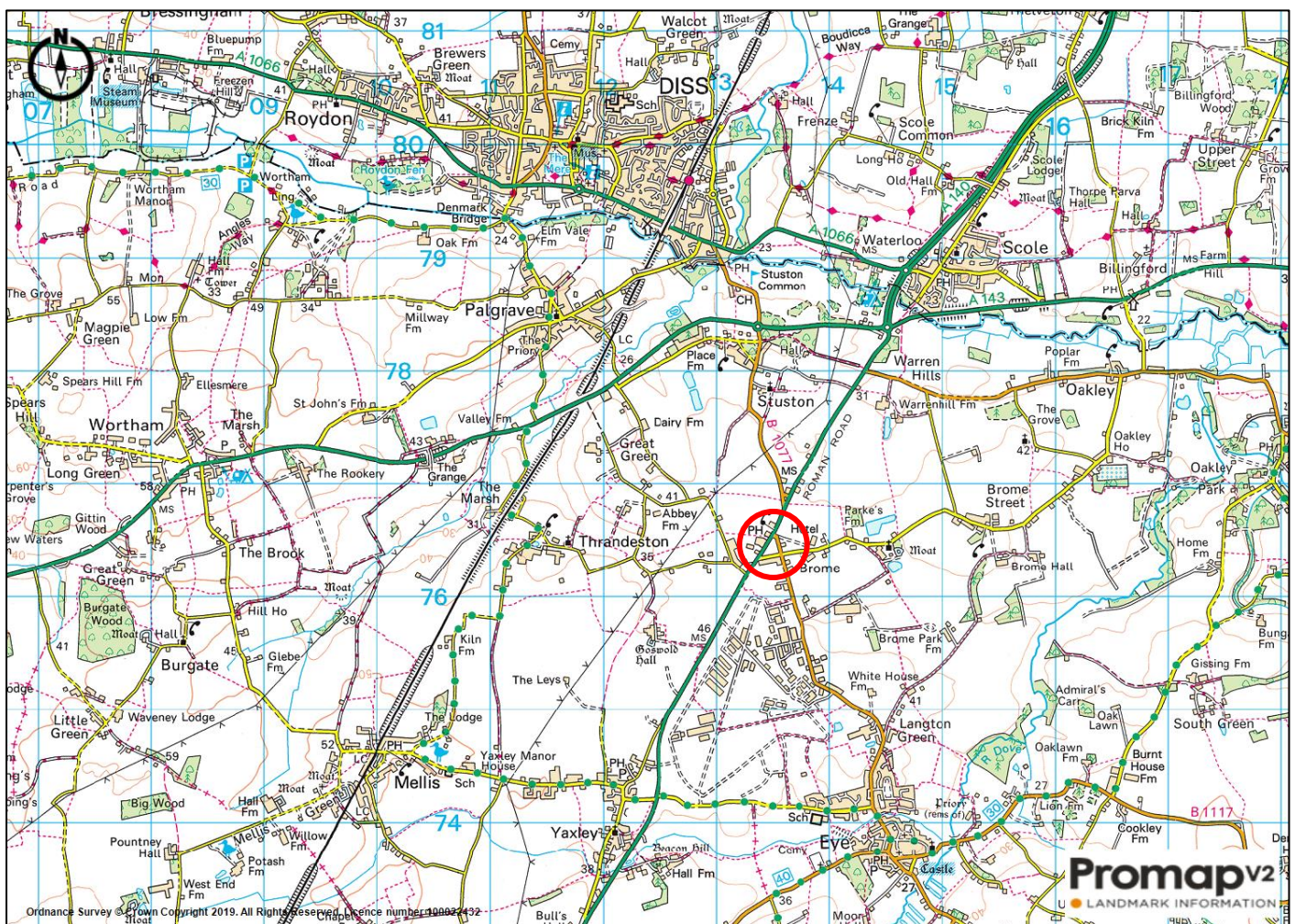
## VIEWING AND FURTHER INFORMATION

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](mailto:o.chapman@chapmansurveyors.co.uk)



AGENCY

MANAGEMENT

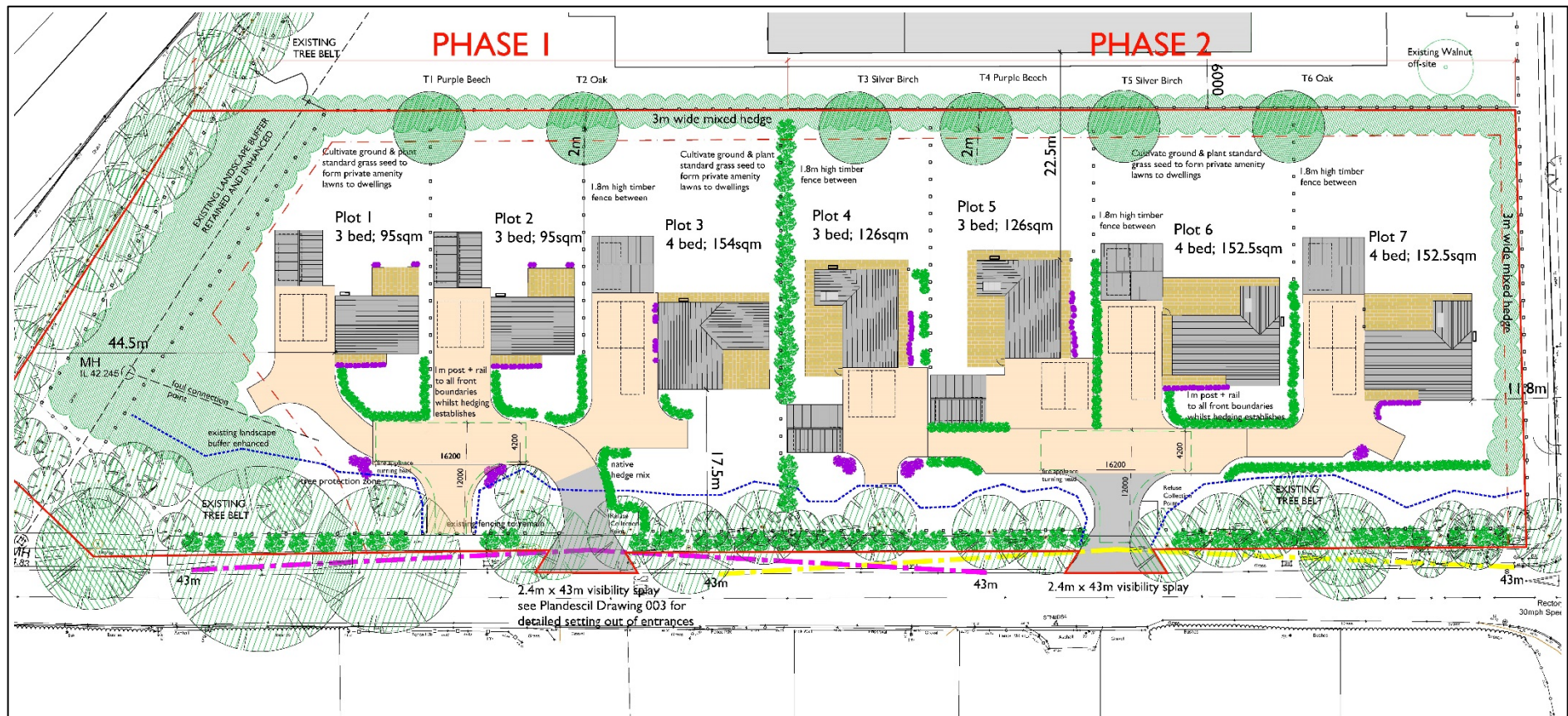
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#### LANDSCAPING

**Tree Planting**  
 Trees are shown in the landscape plan to be planted in the following positions:  
 - To provide shade and windbreak for buildings and parking areas.  
 - To provide screening and privacy for dwellings.  
 - To provide a visual amenity and enhance the landscape.

**Planting Schedule**  
 The following table provides a summary of the trees to be planted in the development. The table includes the species, quantity, and size of the trees.

**Planting Details**  
 The following details provide information on the planting of trees in the development. This includes information on the species, quantity, and size of the trees.

**Planting Notes**  
 The following notes provide additional information on the planting of trees in the development. This includes information on the species, quantity, and size of the trees.

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#### KEY

- 1.8m High Timber Fence
- 3m Wide Mixed Hedge
- Proposed Native Hedging
- Proposed Shrub + Barrier
- Grass Area
- Shrub Plant
- Tree Plant
- Planting Area
- Planting Area
- Planting Area

#### EXACT PRIVATE ROAD SPECIFICATION

TYPE	WIDTH	DEPTH	ACCESS ROAD
DRIVEWAY	2.5m	50m	
DRIVEWAY	3.0m	70m	
DRIVEWAY	3.5m	90m	
DRIVEWAY	4.0m	110m	

#### TREE PLANTING SCHEDULE

SPECIES	QUANTITY	SIZE	HEIGHT
1.8m High Timber Fence	100	1.8m	1.8m
3m Wide Mixed Hedge	100	3m	3m
Proposed Native Hedging	100	1.8m	1.8m
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#### ROBERTS MOLLOY

architects & consultants

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Email: info@robertsmolloy.co.uk

Project: NEW HOUSING

Rectory Road, Bromley

Issue: BLOCK PLAN inc. LANDSCAPING

Scale: 1:200 (A1) Date: January 2019

Rev: BRR Date: 15B

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