

**FREEHOLD FOR SALE**

Amenity Land with Development Potential, s.t.p.

Norwich Road, Little Stonham, Suffolk, IP14 5JT

**GUIDE PRICE**

£99,500

**GROSS AREA**

2.43 acres [0.984 hectares]

**LOCATION**

Little Stonham is a small village situated about 4 miles east of Stowmarket and 10 miles north of the county town of Ipswich. The property is located on the east side of the A140, about 150 metres north of the junction with Mowness Hall Lane (see location plan).

**DESCRIPTION**

The property comprises an area of uncultivated, amenity land with vehicular access off Norwich Road available to the south of Camelia Cottage and is shown edged red for identification purposes only on the site plan opposite.

The field is relatively flat in topography with mature trees along the northern, eastern and southern boundaries and extending to approximately 2.43 acres (0.984 hectares).

**PLANNING**

The property has a detailed planning history and information is available via the local planning authority's website.

In 2019 planning permission was granted in relation to the area shown edged blue for four houses which has been sold and developed (reference DC/19/03807).

The property is considered to have long term potential for development, subject to planning permission and all interested parties should make their own enquiries with the local planning authority.

**OVERAGE**

Upon the sale of the property the vendor will impose overage provisions whereby they will be entitled to 30% of the uplift in value as a consequence of any planning permissions being granted in relation to the property for a period of 20 years from completion of the sale.



JULY 2025



DECEMBER 2025



#### RIGHTS OF WAY / WAYLEAVES & EASEMENTS

It is understood that a 150mm diameter foul drain runs along the southern and eastern boundaries with Rookery Cottage and Camelia Cottage.

The property is to be sold subject to and with the benefit of all rights of way, wayleaves and easements that may affect the land.

#### OUTGOINGS

The land is sold subject to any drainage rates and any other outgoing that may be applicable.

#### TENURE

The property is for sale freehold with vacant possession upon completion and the land is registered under title SK353063.

#### TERMS

Offered are invited in the region of £99,500 for the freehold interest with vacant possession upon completion, subject to the overage provisions referred to above.

#### LOCAL AUTHORITY

Babergh & Mid Suffolk District Council  
Endeavour House  
8 Russell Road  
Ipswich  
Suffolk, IP1 2BX.

Telephone 0300 1234000.

#### LEGAL COSTS

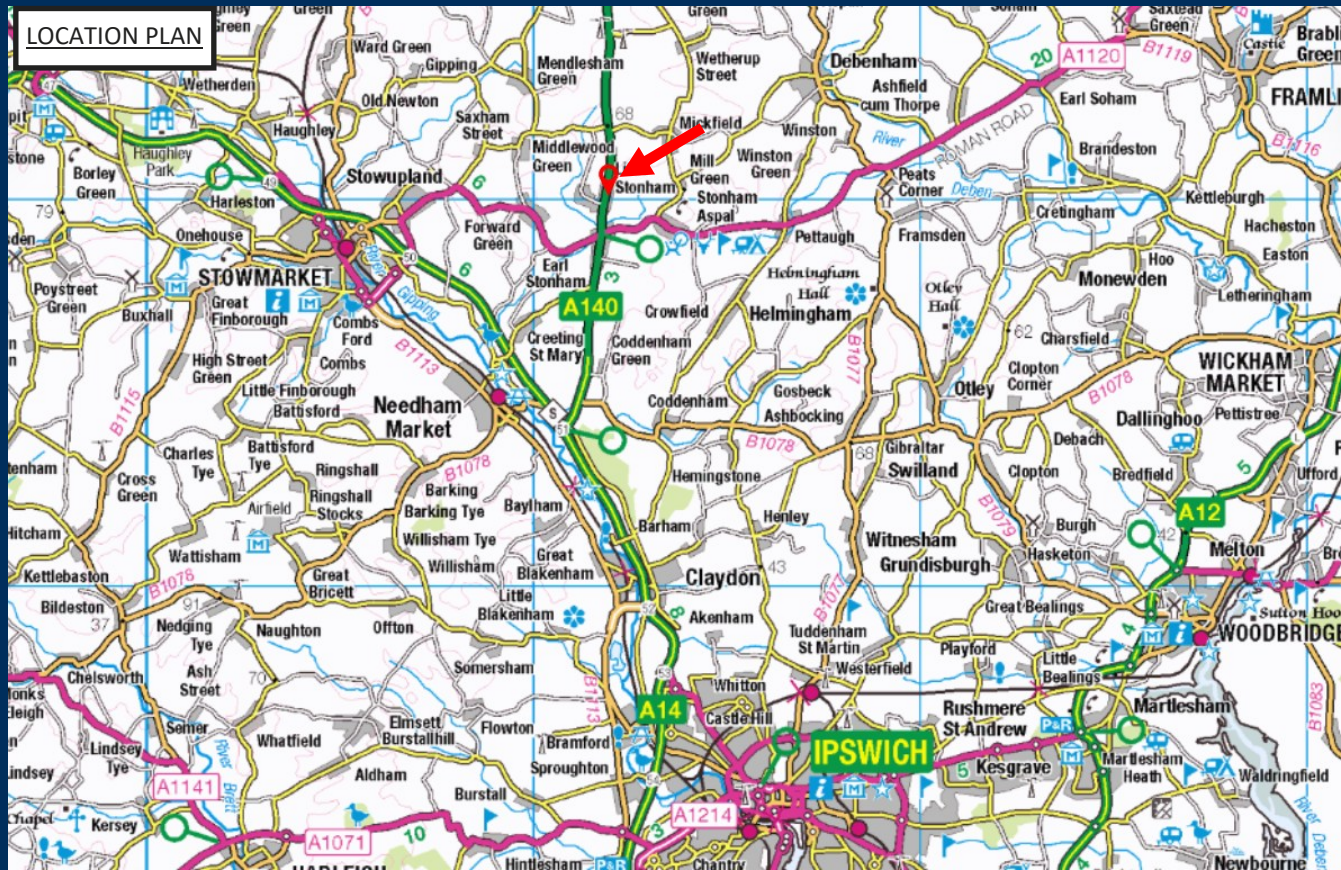
Each party is to be responsible for their own legal costs.

VIEWINGS IS STRICTLY BY APPOINTMENT  
VIA SOLE SELLING AGENTS:

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1 Buttermarket  
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