

(CGI for reference only)

Chapel Street plot at the rear of 10 Market Hill, Woodbridge

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10 Market Hill  
Woodbridge  
Suffolk  
IP12 4LU

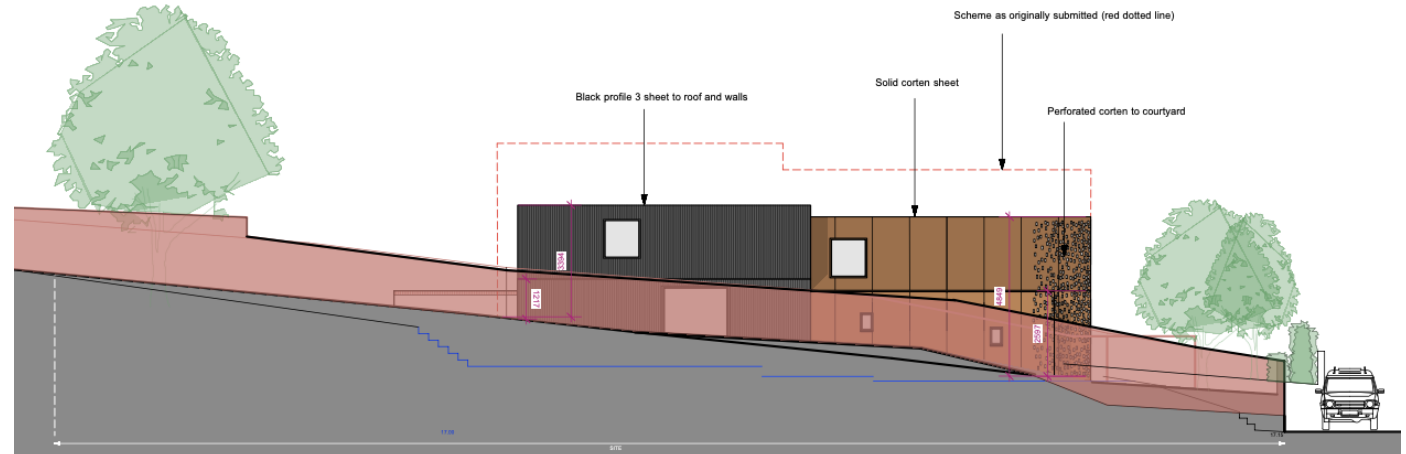
**GUIDE: £225,000**

**Agent's Note:**

Images have been taken from an earlier planning application, although the design is the same, the ridge height is now lower.

A unique opportunity to purchase a serviced building plot in a sought-after residential location just off Market Hill with recently granted planning permission for a 2-bedroom contemporary property.

The planning and designs have been undertaken by the highly respected Beech Architects based near Eye, who are responsible for some stunning contemporary homes in East Anglia. The site is bordered on three sides with a character red brick wall. The single-storey design has been created to resemble an industrial style building with the back being clad in black profile sheets and the front is covered in Corten steel, part of which is perforated over the front entrance courtyard to provide dappled light.



The whole building is punctuated with some fabulous large windows to allow light to flood the accommodation, with window seats and bi-fold doors opening to the rear garden.

The property will be accessed via a pedestrian gate from Chapel Street, with a terrace at the rear and a courtyard at the front from the bedrooms covered by the overhanging Corten steel design.

A path will lead from the front of the property to an entrance door on the side and on up to the rear garden. To the rear of the property will be an area of garden which benefits from a mature Horse Chestnut tree providing a lovely back drop, privacy and shading as well as being a haven for wildlife. There is presently an out-building at the back of the plot.

**Services:** Mains water, electricity are laid on and access to shared main drainage.

**Agents note:**

The planning permission can be inspected in the agent's office or on the East Suffolk website [www.eastsuffolk.gov.uk](http://www.eastsuffolk.gov.uk) planning number DC/21/5748.

The property is liable to a CIL payment of £19,000 so it is applicable unless it is a self-build for a child/ family member and you can then claim a self-build exemption.





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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