



Two Plots Adjacent to Beaubelle, Westleton Road, Yoxford, IP17 3LD PRICE to include CIL £319,000

A rare opportunity indeed is offered here to acquire a pair of building plots which extend 0.155 acres subject to detailed survey and measurement. (These dimensions are intended as a rough guide and applicants must make their own verification before proceeding). In an enviable location on the edge of the village of Yoxford close to the A12, railway station at Darsham and local amenities at both Yoxford and Darsham. Full Planning Consent has been granted Planning number: DC/18/1394/FUL for the erection of a pair of contemporary style, three bedroom, detached dwellings in the garden on the East side of Beaubelle. Further details and planning documents are available either from the East Suffolk website:

<https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?keyVal=P6NF9JQXGLT00&activeTab=summary>

The sellers will pay the CIL for these plots as part of the sale. A new boundary fence will be erected by the sellers between the land and Beaubelle. Responsibility for the final surface for the shared driveway will be negotiated between the parties prior to exchange of contracts.

The land lies on the northern edge of Yoxford within convenient reach of the railway station at Darsham and is ideally located for access to the A12. The attractions of Dunwich, Westleton and Minsmere lie within convenient reach by car and there is a pub, The Fox, just up the road at Darsham together with the highly regarded Emmerdale Farm Shop. Yoxford village has a primary school, doctors' surgery, local shops and a garage. There are two pubs/restaurants and for fine dining nearby Satis House Hotel and restaurant. Yoxford is conveniently placed for access to the seaside towns and the attractions of Aldeburgh and Southwold where there are golf courses and sailing clubs. There are additional golf courses at nearby Hinton, Halesworth and Thorpeness. The world famous Snape Maltings Concert Hall lies within convenient reach by car and is home to the internationally renowned Aldeburgh Festival. There are ancient castles to explore at Framlingham and Orford and in addition to Minsmere, there are other wonderful nature reserves at North Warren, Havergate Island and Shingle Street.

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LOCAL AUTHORITY

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VIEWING

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IMPORTANT NOTE:

The drawings shown have been taken from the District Council website and are **NOT** to scale. These are intended for identification purposes only. The site plans shown in this brochure do not reflect the location of the boundary or extent of the land to be sold. Applicants should visit the site where there are boundary markers. A right of way will be provided over the retained land (new driveway) and the owners will negotiate easements for access to services where necessary.



Items depicted in the photographs are not necessarily included in the sale. Measurements and details are for guidance purposes only and their accuracy should be checked by an intending purchaser. Where applicable, central heating systems, gas/electrical installations, plumbing etc., have not been checked by this office

