



**Milton House - Development  
Withersfield, Suffolk**

**DAVID  
BURR**

**Schedule of Floor Areas**

Plot	Storey	Bedrooms	m <sup>2</sup>	ft <sup>2</sup>
1	1 storey	1	51	550
2	2 storey	4	144	1,550
3	2 storey	4	148	1,595
4	2 storey	3	97	1,045
5	1 storey	2	70	755
<b>Total</b>		<b>14</b>	<b>510</b>	<b>5,495</b>

Site Area: 0.19ha  
Development Density: 26uph

**Parking:**  
Required Parking Provision by standards: 17No. resident's spaces + 2No. visitor's spaces  
Proposed Parking Provision: 11No. resident's spaces + 3No. visitor's spaces

Note: Parking provision has been calculated on a dwelling-by-dwelling basis and summarised above.

Foul water connection to existing main drain (assumed line shown, based on known location of manhole). Final drainage design and relevant upgrading to be agreed.

For detailed information on trees, refer to separate Arboicultural Impact Assessment, prepared by Skilled Ecology

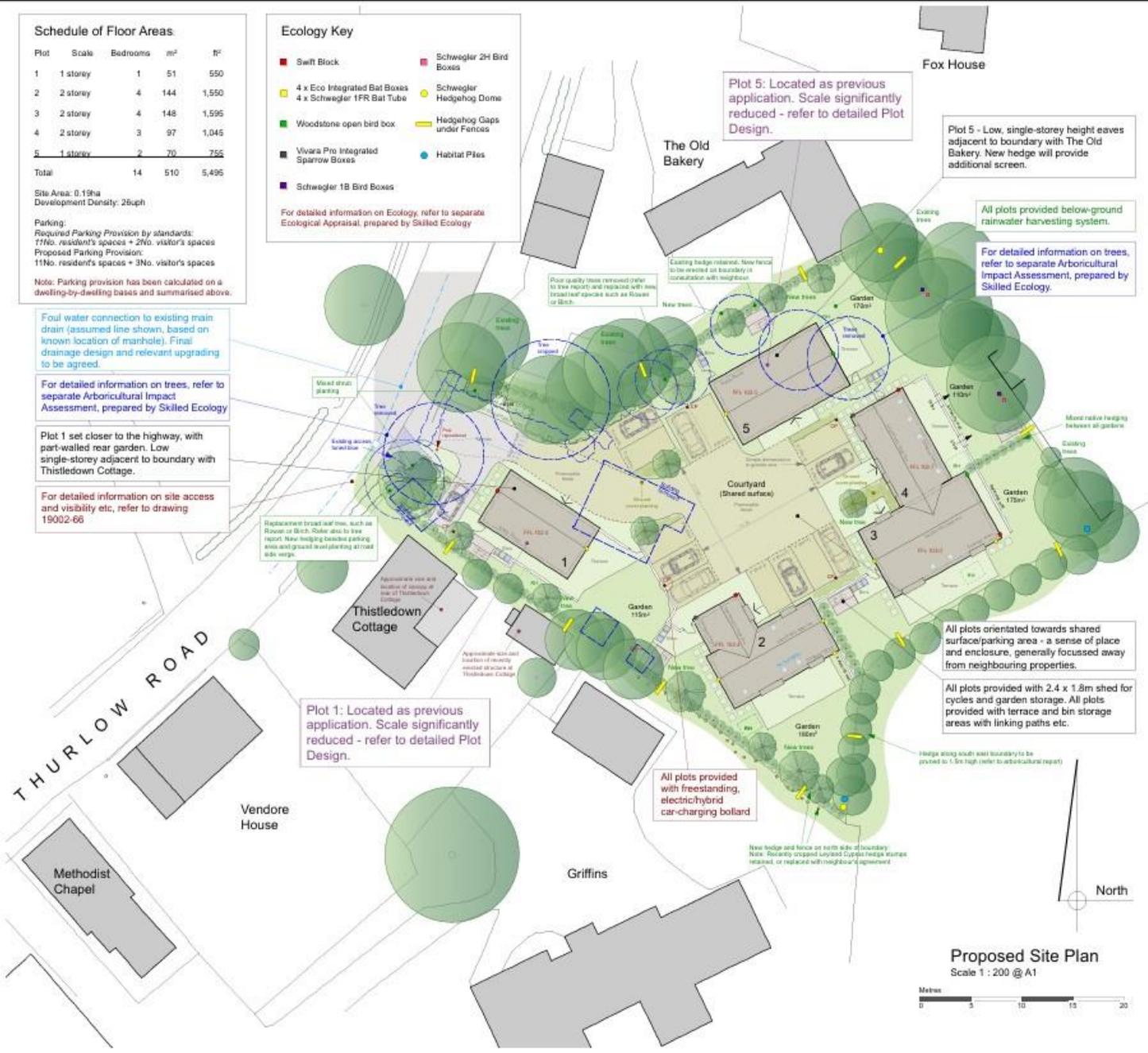
Plot 1 set closer to the highway, with part-walled rear garden. Low single-storey adjacent to boundary with Thistledown Cottage.

For detailed information on site access and visibility etc, refer to drawing 19002-66

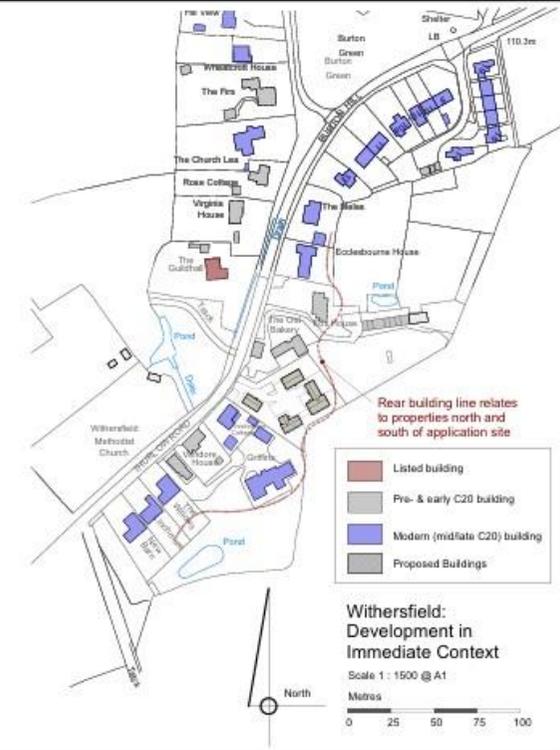
**Ecology Key**

- Swift Block
- 4 x Eco Integrated Bat Boxes
- Woodstone open bird box
- Vivara Pro Integrated Sparrow Boxes
- Schwesler 2H Bird Boxes
- Schwesler Hedgehog Dome
- Hedgehog Gaps under Fences
- Habitat Piles
- Schwesler 1B Bird Boxes

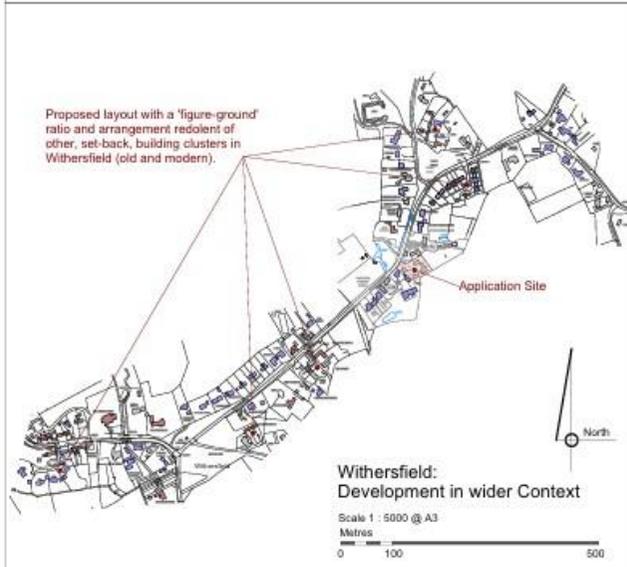
For detailed information on Ecology, refer to separate Ecological Appraisal, prepared by Skilled Ecology



**Proposed Site Plan**  
Scale 1 : 200 @ A1



**Withersfield: Development in Immediate Context**  
Scale 1 : 1500 @ A1



**Withersfield: Development in wider Context**  
Scale 1 : 5000 @ A3

# Milton House – Development, Withersfield, Haverhill, Suffolk

Withersfield lies in attractive countryside on the Suffolk/Cambridgeshire border. The village surrounds a large green and benefits from a pub and a fine church, which dates back to 1480. Cambridge is approximately 17 miles to the west. There is also easy access to the A14 and M11 and via these roads to the national road network. There are mainline stations at Cambridge, Whittlesford and Audley End, which offer a commuter service to London.

A development opportunity for 5 dwellings with full planning permission (following demolition of existing house) situated in a central village location, tucked away from the road and backing onto Countryside. Planning reference DC/23/0493/FUL.

## A development opportunity for 5 dwellings with full planning approval.

The site is currently occupied by a detached property set in a plot of just under half an acre in this popular West Suffolk Village.

Planning was granted on 6th September 2024 following appeal to permit the demolition of the existing property and construction of 5 new residential properties.

Appeal Ref: APP/F3545/W/24/3339488  
Application Ref is DC/23/0493/FUL

The approval is subject to various conditions that can be found in the decision notice.

The approved scheme current permits:

1 Bedroom Detached Bungalow - 550sqft  
4 Bedroom Detached House - 1550sqft  
4 Bed Semi-Detached House - 1595sqft  
3 Bed Semi-Detached House - 1045sqft  
2 Bedroom Detached Bungalow - 755sqft

Total 5,495sqft of development

**GUIDE PRICE £650,000. Unconditional**

**LOCAL AUTHORITY:** West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

**SERVICES:** Interested parties must satisfy themselves as to the availability and adequacy of all services prior to making their unconditional offer.

**FLOOD RISK:** None known.

**COALFIELD OR MINING AREA:** None.

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

GDV: We believe the GDV for this development will be in the region of £2.1m - £2.2m

