



Guide Price: **£700,000** STC

## Housing Development Site For Sale.

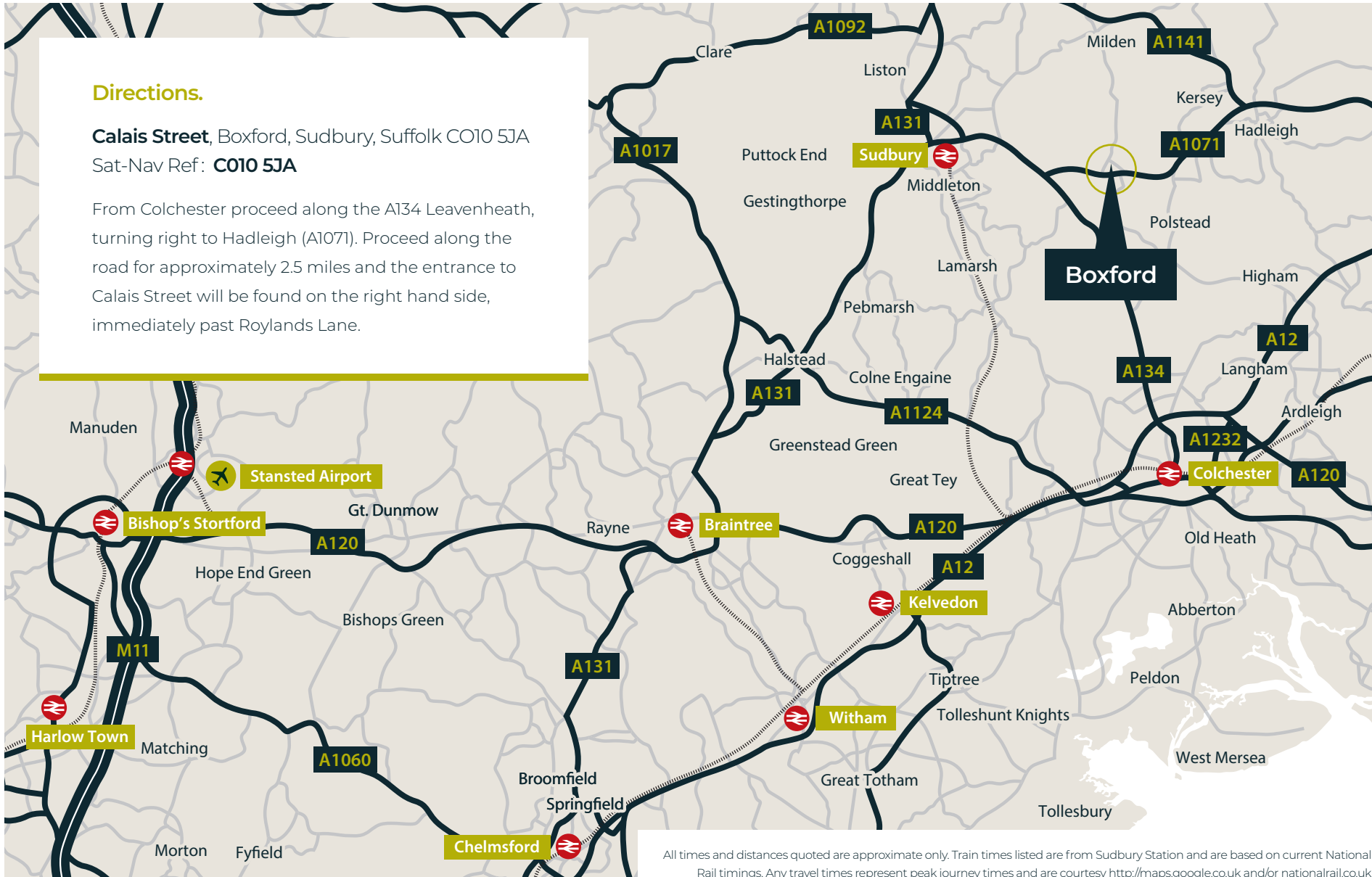
One acre site with outline planning permission for up to 7 dwellings

Calais Street, Boxford, Sudbury, Suffolk CO10 5JA

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The site is located approximately 12 miles north of the City of Colchester, 5 miles west of Hadleigh and 7 miles south east of Sudbury, the towns benefiting from excellent amenities.

Calais Street is a hamlet located approximately 0.7 miles south of the village of Boxford and 2 miles north of Polstead.  
Boxford benefiting from local shops, pubs, primary school and various sporting facilities. Stoke by Nayland is approximately 2 miles distant benefiting from golf course, spa, restaurant and hotel.

Area Highlights

The White Hart Inn, Boxford	0.7 Miles
Boxford Village Hall	1 Mile
Dedham Vale AONB	2–5 Miles
Perrywood, Sudbury	4.5 Miles
Stoke by Nayland Resort	3 Miles
Marquis Suffolk	6 Miles
Brett Vale Golf Club	7 Miles

Surroundings

Hadleigh	4 Miles
Sudbury	7 Miles
Lavenham	8 Miles
Ipswich	12 Miles
Colchester	13 Miles
Bury St Edmunds	22 Miles
Braintree	22 Miles

Road/Driving Links

Holton St Mary / A12 Junction 31	9 Miles
Copdock Interchange / A14 Junction 55	12.5 Miles
A140 / A14 Junction 51	19 Miles
Harwich International Port	30 Miles
London Stansted Airport	38.5 Miles
M11 / Bishop's Stortford	40 Miles
London Southend Airport	55 Miles

Rail Connections

<b>Sudbury [ SUY ]</b>	<b>7 miles from Boxford</b>
Witham [ WTM ]	33-minutes
Shenfield / Crossrail [ SNF ]	53-minutes
Stratford [ SRA ]	70-minutes
Liverpool Street [ LST ]	78-minutes
Canary Wharf [ CWX ]	90-minutes
Oxford Circus [ OXC ]	100-minutes





**One acre housing development site with outline planning permission.**

The site is level comprising approximately one acre, with good road frontage to Calais Street and enjoying views over countryside to the rear. The proposal is to develop the site for up to 7 private dwellings with one access from Calais Street. The outline application provides the utmost flexibility to a developer to design their own housing types and layout, to be approved by Babergh District Council.

**The purchaser will be required to erect a stock proof fence within two months of purchase.**

**Outline planning permission granted –reference DC/24/04456 on 1st April 2024.**

**Local Authority :** Babergh District Council,  
Endeavour House, 8 Russell Rd, Ipswich IP1 2BX

**Services :** We understand mains water, electricity and drainage are available for connection in Calais Street.

**CIL :** Babergh District Council have a fixed rate payment charge on new buildings which contributes towards schooling, open space, public transport, health centres, etc.





The plans and CGI's are for indicative purposes only.



The site has been pegged and can be viewed at any time



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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

**Anti-Money Laundering.** Anti-money laundering regulations require Nicholas Percival to formally verify purchasers' identity, residence and source of funds, prior to instructing solicitors. **C5959**

Whilst the computer generated development layout(s) shown have been prepared for the assistance of the prospective purchaser, the information is preliminary and for guidance purposes only.