

Building Plot, Park Road, Wetherden, Suffolk, IP14 3JS

Wetherden, Suffolk

An individual building plot with planning permission granted for a thoughtfully designed detached three-bedroom bungalow, occupying an attractive position to the rear of The Willows on Park Road, Wetherden.



Key Features

- Individual building plot with planning permission granted
- Proposed detached three-bedroom bungalow
- Generous open-plan kitchen, dining and sitting room
- Principal bedroom with dressing room and en-suite
- Two further bedrooms and family bathroom
- Separate utility room and useful ancillary storage
- Attached garage with plant and storage areas
- Proposed driveway parking, gardens and rear terrace
- Rear boundary adjoining open fields with attractive countryside views
- Well positioned for Bury St Edmunds, Stowmarket, Ipswich and the A14
- Rail services available from nearby Elmswell and Stowmarket

The Plan





Planning permission has been granted for the proposed detached three-bedroom bungalow. Prospective purchasers should satisfy themselves as to the precise terms of the planning permission, approved drawings, conditions, service connections, access arrangements and boundaries prior to exchange of contracts.
The architectural drawings show the approved dwelling together with the proposed site layout and materials.

An excellent opportunity to acquire an individual building plot with planning permission granted for the construction of a detached three-bedroom bungalow in the popular Mid Suffolk village of Wetherden. The approved scheme has been designed to provide particularly well-balanced accommodation arranged entirely over one level, combining generous open-plan living space with three bedrooms and practical ancillary accommodation. At the heart of the proposed home is a substantial open-plan kitchen, dining and sitting room.
The plans show the kitchen arranged around a central island, with ample room for a dining table and a separate sitting area, creating an excellent space for both everyday living and entertaining. Glazed doors connect the principal living space with the proposed terrace and garden beyond, helping to make the most of the plot's outlook and its relationship with the surrounding countryside. The **principal bedroom** is designed with its own dressing room and en-suite shower room. Two further bedrooms are positioned within a separate wing of the property and are served by a family bathroom. The plans also incorporate an entrance hall, coat storage, utility room and additional cupboards. An attached garage forms part of the approved design and includes separate plant and storage areas. The proposed external appearance combines a traditional single-storey form with contemporary detailing. The approved drawings specify **Grey Slate HardiePlank-style horizontal cladding**, a **rustic-coloured pantile roof**, grey-framed windows and doors and dark rainwater goods.



Outside

The plot is approached from Park Road, with the approved site layout providing vehicular access leading past the existing property to the new dwelling.The plans provide for driveway parking in front of the attached garage together with garden areas surrounding the bungalow and a terrace adjoining the principal living accommodation. A particularly attractive feature is the **rear boundary, which adjoins open fields**, providing an appealing rural outlook and helping to give the proposed home a pleasant sense of space.

Situation Wetherden is an attractive and conveniently positioned Mid Suffolk village, situated close to the A14 corridor and approximately midway between **Bury St Edmunds and Ipswich**. Stowmarket is around four miles away, while Bury St Edmunds is approximately nine miles and Ipswich around fifteen to sixteen miles away. The location makes the property particularly practical for buyers needing access to the wider region. The A14 provides straightforward road connections west towards **Bury St Edmunds, Newmarket and Cambridge**, and east towards **Stowmarket and Ipswich**. Norwich is also readily accessible via the wider road network.

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Property information

Prospective purchasers should be aware that Community Infrastructure Levy (CIL) and Biodiversity Net Gain (BNG) requirements and/or associated financial contributions may apply to the approved development.

Any liability, exemption, relief, mitigation requirement or ongoing obligation will depend upon the purchaser's circumstances and the relevant planning conditions. Buyers are therefore advised to make their own enquiries with the Local Planning Authority and obtain appropriate professional advice prior to exchange of contracts.

Further planning information is available under planning reference DC/24/05039/FUL. Floor plan is for guidance purposes only.

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