



Rare residential development opportunity

Land South of Gatton House, Hadleigh Road, East Bergholt, CO7 6QT



Site area of approximately 2 acres • Granted planning permission B/15/01678 • Erection of 10 single storey dwellings for the over 55's • Centre of the popular village of East Bergholt

Local information

Distances:
Dedham 3.3 miles, Ipswich 9.4 miles
Colchester 10.3 miles
(London Liverpool Street Station from 64 and 50 minutes respectively)

The land south of Gatton House is situated close to the centre of the popular village of East Bergholt which is set in the sought after Dedham Vale an area of outstanding natural beauty. The village is much admired and well known for its connections with John Constable, the renowned painter, it is well catered for with good local facilities including a general store, post office, bakery, chemist, church, schools and several public houses. East Bergholt is situated in the undulating countryside of the Stour Valley with easy access to the A12 trunk road providing main routes to the A14, The Midlands, London and the major motorway networks. The centres of Ipswich and Colchester are also easily accessible with their more comprehensive shopping and educational facilities and the commuter can take advantage of mainline train services to London's Liverpool Street Station from both Manningtree and Colchester. There are excellent recreational facilities in the area including sailing on the Orwell, Deben, Colne and Stour, golf

courses at Stoke by Nayland, Colchester and Woodbridge, racing at Newmarket and point to pointing at Higham.

About this property

The land south of Gatton House presents a unique residential development opportunity. Planning permission has been granted for the erection of 10 single storey dwellings for over 55's. The planning permission is for Alms style properties which will be a mixture of two and three bedrooms. The design is for a high specification throughout, sympathetically blended with the local vernacular. The surrounding gardens will be fully landscaped with wide terraces, perfect for al fresco dining. The properties will in time benefit from mature established planting offering a high degree of privacy and seclusion.

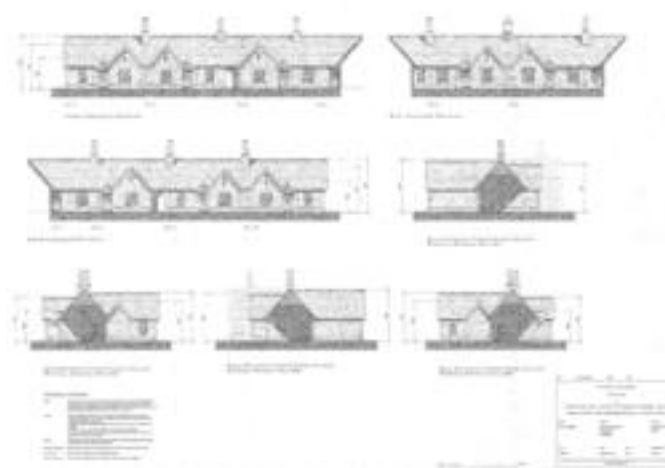
Planning Portal:
<https://planning.baberghmidsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=ZZZW2BCMPM495>

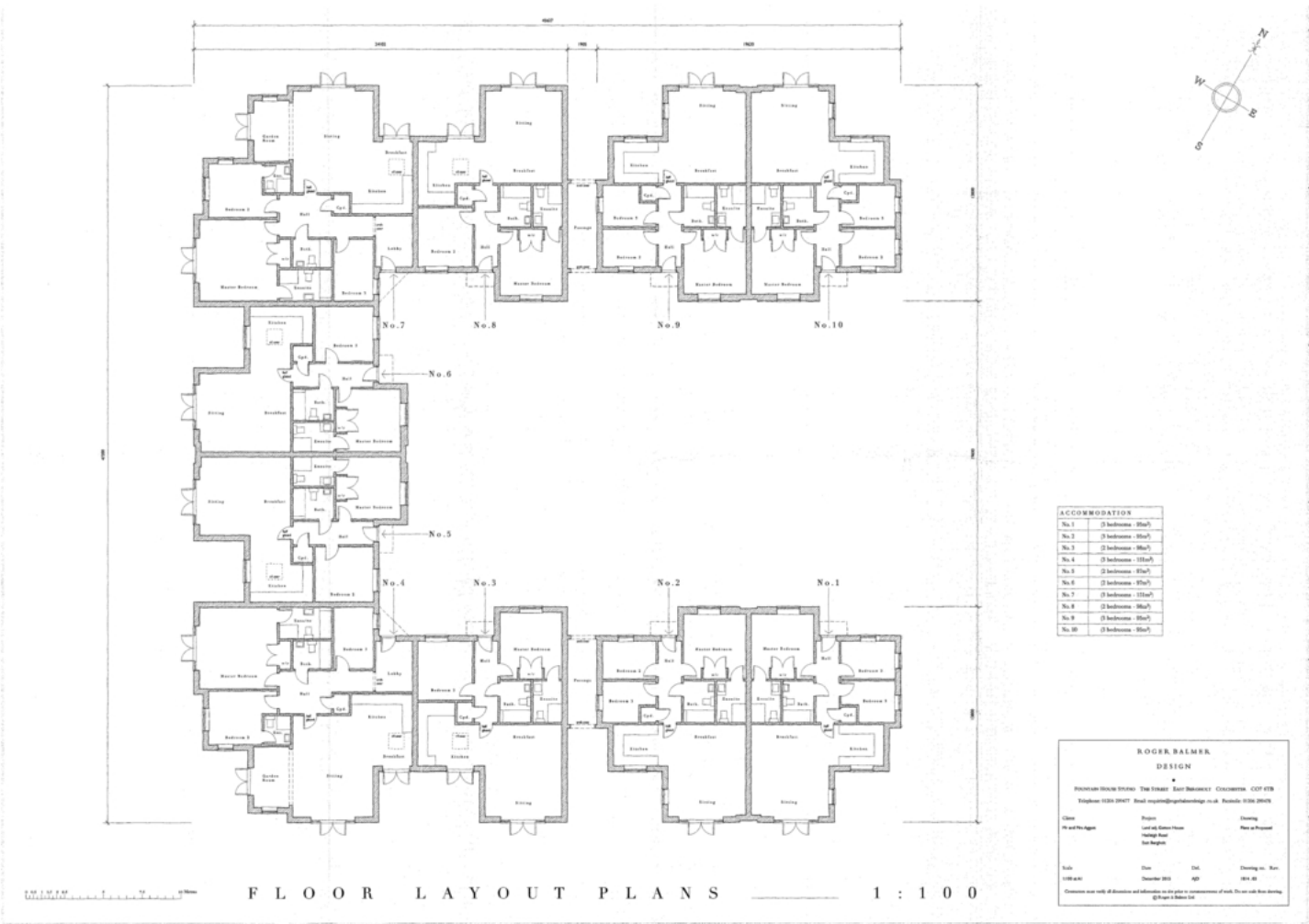
Local Authority

Babergh District Council

Viewing

Strictly by appointment with Savills or their joint agents.





Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 02027060 Job ID: 141989 User initials: KS