

*A stunning development opportunity comprising the conversion and extension of an existing barn on a site of approximately 2.5 acres, on the edge of Somersham.*

Guide Price  
£350,000 Freehold  
Ref: P7459/J

Stone Cottage Barn  
Flowton Road  
Somersham  
Ipswich  
Suffolk IP8 4PS



A development opportunity extending to approximately 2.5 acres (1.03 hectares) with planning permission for the conversion and extension of an existing barn to create a two double bedroom dwelling of approximately 660 sq ft (61 sqm) offering entrance lobby, open-plan kitchen, dining and sitting room, two double bedrooms and a shower room together with a new vehicular access.

Generous driveway and parking area.  
Former wildflower meadow and ponds.

Contact Us



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Well Close Square  
Framlingham  
Suffolk IP13 9DU  
T: 01728 724200

And The London Office  
40 St James' Place  
London SW1A 1NS

email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

## **Location**

The site will be found along Flowton Road, a short distance to the south-west of the popular and well regarded village of Somersham. The village benefits from a village pub, The Duke of Marlborough and, in addition, benefits from other facilities including a hairdresser, primary school, garage, village hall, shop and children's play area, as well as St Mary's Church and Somersham Baptist Chapel. The county town of Ipswich lies approximately 8 miles to the south east, with mainline train services to London's Liverpool Street. The A14 trunk road is approximately 5 miles.

## **Description**

Planning permission was granted on 16th December 2022 (Ref: DC/22/04066) for the conversion and extension of an outbuilding to form one new dwelling together with the creation of a new vehicular access. A copy of the planning permission, together with extracts of the consented plans, is included within these particulars.

The planning permission provides for the creation of a modest but charming new dwelling that extends to approximately 660 sq feet (61 sqm) in all. The drawings that accompanied the planning permission provide for the existing barn conversion to be finished in black horizontal weatherboarding, whilst the extension is to be of grey stained 'board on board' cladding set on a red brick plinth. It is intended that the roof of the existing barn will be finished with retained pantiles, whilst the extension will be corrugated zinc metal with zinc barge boards, and the entrance hall link will be of standing seam zinc. The joinery will be painted timber to the existing building, but dark grey steel to the extension, and rainwater goods in half round zinc.

The proposed accommodation will comprise an entrance lobby (the aforementioned link) that leads to a large multi-functional open-plan room accommodating the kitchen, dining and sitting room within the new build extension. From here it is intended that French doors will provide direct access to the patios that surround the sitting area, and which will overlook the delightful gardens. The original barn conversion will accommodate two double bedrooms and a shower room. Outside it is planned that a new driveway/access will be created that will sweep along the north-eastern boundary, continuing on to a good size parking and turning area beside the proposed dwelling.

In all, the site being offered for sale extends to approximately 2.5 acres (1.01 hectares) with a good size area of garden located to the north of the proposed dwelling, leading back to the shared entrance and public highway. The bulk of the gardens and grounds will be located to the south-east of the property and overlook the surrounding countryside. This area has historically been a wildflower meadow, and is set within established hedge lines which provide a good degree of privacy. Facing in a south-easterly direction this area of the garden enjoys the sun during the morning and throughout much of the day.

The vendors have confirmed that they would consider a sale of a reduced site if prospective purchasers did not require all the land.

## **Community Infrastructure Levy**

Community Infrastructure Levy (CIL) is payable and we understand this has been set at £4,339.28. However, if the plot is purchased by a self builder/owner occupier, then we understand that exemption from CIL may be available. Any detailed enquiries relating to CIL should be referred to the Local Planning Authority, Mid Suffolk Council; email - [Infrastructure@babergmidsuffolk.gov.uk](mailto:Infrastructure@babergmidsuffolk.gov.uk); Tel: 01449 724563.

## **Services**

We understand that mains water is available in the public highway and electricity is available from a mains supply located on site. We understand that drainage will be by way of a new private treatment plant, that the purchaser will need to install. Please note that the site originally formed part of Stone Cottage, which was sold approximately 2 years ago, although the vendors of this plot reserve rights to draw water from the mains water supply serving Stone Cottage, subject to the cost of any water consumed being reimbursed to the owners of that property, ie a sub-meter arrangement. However, prospective purchasers should satisfy themselves with the availability and capacity of services.

## Viewing

Strictly by appointment with the agent.

## Local Authority

Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0300 1234000;  
[www.midsuffolk.gov.uk/home](http://www.midsuffolk.gov.uk/home)

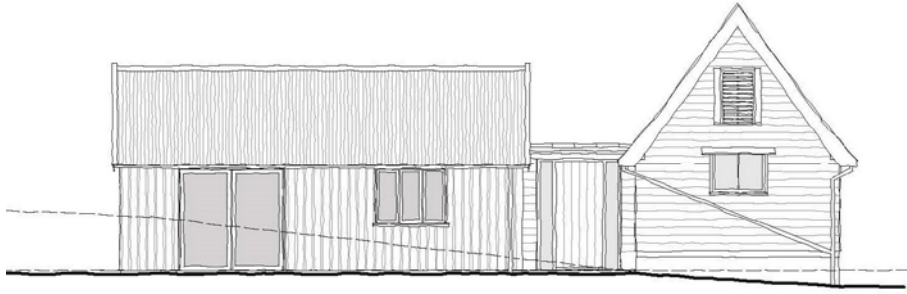
## Architect

Drawings provided by kind permission of Roger Balmer Design; Fountain House Studio, The Street, East Bergholt, Colchester CO7 6TB Telephone: 01206 299477 Email: [enquiries@rogerbalmerdesign.co.uk](mailto:enquiries@rogerbalmerdesign.co.uk)

### Site Location Plan - Indicative Only



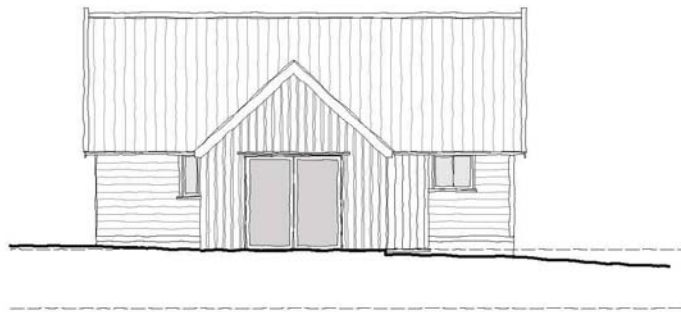
Proposed Elevations - Indicative Only



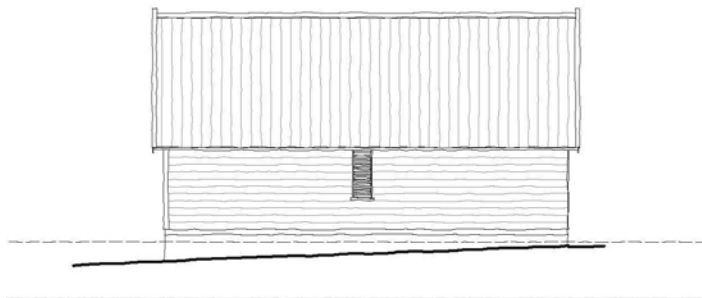
East Elevation



West Elevation

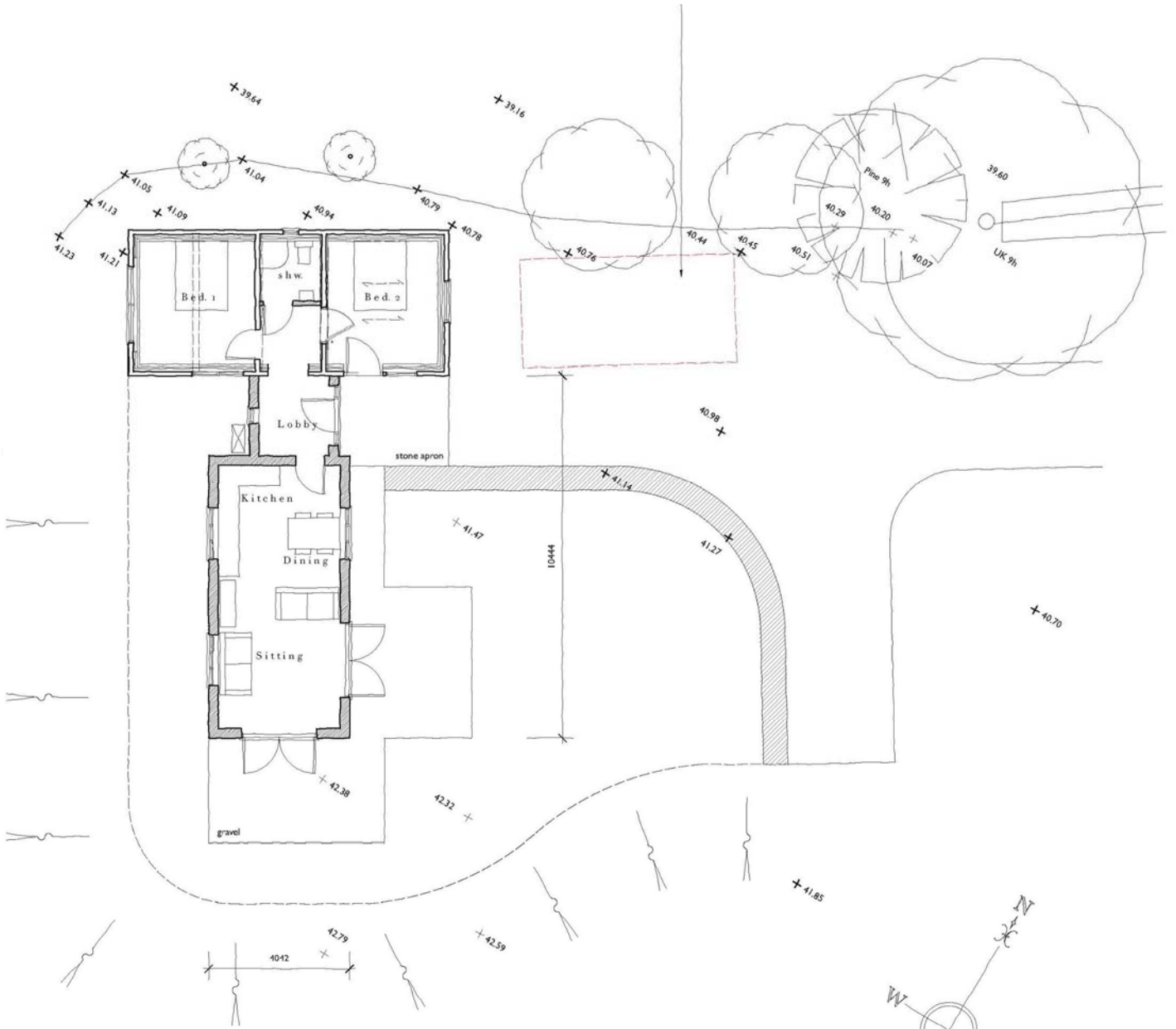


South Elevation



North Elevation

Proposed Floorplans - Do not scale



Floor Plan



Philip Isbell – Chief Planning Officer  
Sustainable Communities

Mid Suffolk District Council  
Endeavour House, 8 Russell Road, Ipswich IP1 2BX  
Website: [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)



## PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990  
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)  
ORDER 2015

### Correspondence Address:

Roger Balmer Design  
Fountain House Studio  
The Street  
East Bergholt  
Colchester  
CO7 6TB

### Applicant:

Mr Peter Morris  
Stone Cottage  
Flowton Road  
Somersham  
Ipswich  
Suffolk  
IP8 4PS

Date Application Received: 12-Aug-22  
Date Registered: 23-Aug-22

Application Reference: DC/22/04066

### Proposal & Location of Development:

Full Planning Application - Conversion and extension of outbuilding to form 1no. dwelling, together with new vehicular access.

Stone Cottage, Flowton Road, Somersham, Ipswich Suffolk IP8 4PS

### Section A – Plans & Documents:

This decision refers to drawing no./entitled 3721-01 received 12/08/2022 as the defined red line plan with the site shown edged red. Any other drawing showing land edged red whether as part of another document or as a separate plan/drawing has not been accepted or treated as the defined application site for the purposes of this decision.

The plans and documents recorded below are those upon which this decision has been reached:

GH Bullard & Associates LLP Speed Survey Letter 274/2021/01R-CAG - Received 12/08/2022  
Land Contamination Questionnaire - Received 12/08/2022  
Land Contamination Assessment GS-8623938 - Received 12/08/2022  
Structural Survey JRG/12/235 - Received 12/08/2022  
Structural Survey AJP/12/235 - Received 12/08/2022  
Email from Hybrid Ecology dated 28th October - Received 28/10/2022  
Proposed Plans and Elevations 3721-04A - Received 29/11/2022  
Proposed Site Layout Plan 3721-05A - Received 29/11/2022  
Defined Red Line Plan 3721-01 - Received 12/08/2022  
Existing Site Plan 3721-02 - Received 12/08/2022

Existing Plans and Elevations 3721-03 - Received 12/08/2022  
Design and Access Statement - Received 12/08/2022  
Preliminary Ecological Appraisal Hybrid Ecology Version 1 July 2022 - Received 12/08/2022  
Flood Risk Assessment - Received 23/08/2022

### Section B:

Mid Suffolk District Council as Local Planning Authority, hereby give notice that **PLANNING PERMISSION HAS BEEN GRANTED** in accordance with the application particulars and plans listed in section A subject to the following conditions:

#### 1. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: COMMENCEMENT TIME LIMIT

The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

#### 2. APPROVED PLANS & DOCUMENTS

The development hereby permitted shall be carried out in accordance with the drawings/documents listed under Section A above and/or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard. Such development hereby permitted shall be carried out in accordance with any Phasing Plan approved under Section A, or as necessary in accordance with any successive Phasing Plan as may subsequently be approved in writing by the Local Planning Authority prior to the commencement of development pursuant to this condition.

Reason - For the avoidance of doubt and in the interests of proper phased planning of the development.

#### 3. SPECIFIC RESTRICTION ON DEVELOPMENT: REMOVAL OF PERMITTED DEVELOPMENT RIGHTS

Notwithstanding Section 55 (2)(a)(ii) of the Town and Country Planning Act 1990 as amended and the provisions of Article 3, Schedule 2 Part 1 Classes A to E and H and Part 2 Class A of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and re-enacting that Order with or without modification):- no enlargement, improvement, insertion of new openings or other alteration of the dwelling house(s) shall be carried out, - no garage, car port, fence, gate, wall or any other means of enclosure, building or structure shall be erected, except pursuant to the grant of planning permission on an application made in that regard.

Reason - To enable the Local Planning Authority to retain control over the development in the interests of the amenity of the locality and to safeguard local distinctiveness.

4. **ACTION REQUIRED PRIOR TO WORKS ABOVE SLAB LEVEL: LANDSCAPING SCHEME**
- No development above slab level shall take place to the hereby approved extension until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard, soft and boundary treatment landscaping works for the site, which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained.
- Reason - In the interests of visual amenity and the character and appearance of the area.
5. **ON GOING REQUIREMENT OF DEVELOPMENT: TIMESCALE FOR LANDSCAPING**
- All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details shall be carried out in full during the first planting and seeding season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be approved, in writing, by the Local Planning Authority up to the first use or first occupation of the development. Any trees, hedges, shrubs or turf identified within the approved landscaping details (both proposed planting and existing) which die, are removed, seriously damaged or seriously diseased, within a period of 10 years of being planted or in the case of existing planting within a period of 5 years from the commencement of development, shall be replaced in the next planting season with others of similar size and species.
- Reason - To ensure that the approved landscaping scheme has sufficient time to establish, in the interests of visual amenity and the character and appearance of the area.
6. **ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATION**
- All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal/Low Impact EclA (Hybrid Ecology, July 2022) as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination.
- This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.
- Reason - To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).
7. **ACTION REQUIRED PRIOR TO ANY WORKS ABOVE SLAB LEVEL: BIODIVERSITY ENHANCEMENT LAYOUT**
- Prior to development above slab level to the hereby approved extension, a Biodiversity Enhancement Layout, providing the finalised details and locations of the

- enhancement measures contained within the Preliminary Ecological Appraisal/Low Impact EclA (Hybrid Ecology, July 2022) shall be submitted to and approved in writing by the Local Planning Authority.
- The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.
- Reason - To enhance protected and Priority Species and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).
8. **ACTION REQUIRED PRIOR TO COMMENCEMENT: PROVISION OF ACCESS**
- No other part of the development hereby permitted shall be commenced until the new access has been laid out and completed in all respects in accordance with drawing no. 3721 - 05A with an entrance width of 4.5 metres. Thereafter it shall be retained in its approved form.
- Reason - To ensure the access is laid out and completed to an acceptable design in the interests of the safety of persons using the access and users of the highway.
9. **ACTION REQUIRED PRIOR TO FIRST OCCUPATION: HIGHWAYS - ACCESS SURFACE TREATMENT**
- Prior to the development hereby permitted being first occupied, the new access onto the highway shall be properly surfaced with a bound material for a minimum distance of 5 metres measured from the nearside edge of the metalled carriageway, in accordance with details that shall have previously been submitted to and approved in writing by the Local Planning Authority.
- Reason - To ensure construction of a satisfactory access and to avoid unacceptable safety risks arising from materials deposited on the highway from the development.
10. **ACTION REQUIRED PRIOR TO FIRST USE OF ACCESS: HIGHWAYS - PROVISION OF VISIBILITY SPLAYS**
- Before the access is first used visibility splays shall be provided as shown on Drawing No. 3721 - 05A with an X dimension of 2 metres and a Y dimension of 41/42 metres (tangential to the nearside edge of the carriageway) and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction to visibility shall be erected, constructed, planted or permitted to grow over 0.6 metres high within the areas of the visibility splays.
- Reason - To ensure drivers of vehicles entering the highway have sufficient visibility to manoeuvre safely including giving way to approaching users of the highway without them having to take avoiding action and to ensure drivers of vehicles on the public highway have sufficient warning of a vehicle emerging in order to take avoiding action, if necessary.
11. **ACTION REQUIRED PRIOR TO COMMENCEMENT OF WORKS TO ACCESS: HIGHWAYS - SURFACE WATER DISCHARGE PREVENTION DETAILS**



Before works are commenced to the access, details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway including any system to dispose of the water. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.

Reason - To prevent hazards caused by flowing water or ice on the highway.

12. **ACTION REQUIRED PRIOR TO FIRST OCCUPATION OF DEVELOPMENT: REFUSE BINS AND COLLECTION AREAS**

The areas to be provided for the storage and presentation for collection/emptying of refuse and recycling bins as shown on Drawing No. 3721 - 05A shall be provided in their entirety before the development is occupied and shall be retained thereafter for no other purpose.

Reason - To ensure that space is provided for refuse and recycling bins to be stored and presented for emptying and left by operatives after emptying clear of the highway and access to avoid causing obstruction and dangers for the public using the highway and in accordance with Suffolk Guidance for Parking 2019.

13. **ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: HIGHWAYS - PROVISION OF PARKING AND TURNING**

The hereby approved dwelling shall not be occupied until the area(s) within the site shown on drawing no.3721 - 05A for the purposes of loading, unloading, manoeuvring and parking of vehicles has / have been provided and thereafter the area(s) shall be retained, maintained and used for no other purposes.

Reason - To ensure that sufficient areas for vehicles to be parked are provided in accordance with Suffolk Guidance for Parking 2019 where on-street parking and/or loading, unloading and manoeuvring would be detrimental to the safe use of the highway.

14. **ACTION REQUIRED PRIOR TO WORKS ABOVE SLAB LEVEL: HIGHWAYS - CYCLE STORAGE**

Prior to development above slab level to the hereby approved extension, details of the areas to be provided for the secure, covered and lit cycle storage including electric assisted cycles shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

Reason - To promote sustainable travel by ensuring the provision at an appropriate time and long term maintenance of adequate on-site areas and infrastructure for the storage of cycles and charging of electrically assisted cycles in accordance with Suffolk Guidance for Parking 2019.

15. **ACTION REQUIRED PRIOR TO OCCUPATION: HIGHWAY - ELECTRIC VEHICLE CHARGING**

Before the development is occupied technical details of the proposed infrastructure to be provided for electric vehicle charging points indicated in Drawing No.3721 - 05A shall be submitted to and approved in writing by the Local Planning Authority. The approved

scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

Reason - In the interests of sustainable travel provision and compliance with Local Plan Sustainable Transport Policies.

16. **ACTION REQUIRED IN ACCORDANCE WITH SPECIFIC TIMETABLE: DEMOLITION**

Prior to the commencement of works to convert the building, the existing outbuilding to the east of the conversion as shown on drawing no. 3721 - 05A shall be demolished in its entirety.

Reason - For the avoidance of doubt and to ensure the outbuilding is removed to prevent any conflict of uses.

**SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:**

NPPF - National Planning Policy Framework

CS01 - Settlement Hierarchy

CS02 - Development in the Countryside & Countryside Villages

CS05 - Mid Suffolk's Environment

CS06 - Services and Infrastructure

FC01 - Presumption in Favour Of Sustainable Development

FC01\_1 - Mid Suffolk Approach To Delivering Sustainable Development

GP01 - Design and layout of development

H03 - Housing development in villages

H07 - Restricting housing development unrelated to needs of countryside

H09 - Conversion of rural buildings to dwellings

H13 - Design and layout of housing development

H15 - Development to reflect local characteristics

H16 - Protecting existing residential amenity

H17 - Keeping residential development away from pollution

CL08 - Protecting wildlife habitats

CL09 - Recognised wildlife areas

T09 - Parking Standards

T10 - Highway Considerations in Development

**NOTES:**

1. **Statement of positive and proactive working in line with the National Planning Policy Framework (NPPF)**

The proposal has been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations. The NPPF encourages a positive and proactive approach to decision taking, delivery of sustainable development, achievement of high quality development and working proactively to secure developments that improve the economic, social and environmental conditions of the area. In this case the applicant took advantage of the Council's pre-application service prior to making the application. The opportunity to discuss a proposal prior to making an application allows potential issues to be raised and addressed pro-actively at an early

stage, potentially allowing the Council to make a favourable determination for a greater proportion of applications than if no such service was available.

#### Highways Note

Note: It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority. Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense.

The County Council must be contacted on Tel: 0345 606 6171.

For further information go to:

<https://www.suffolk.gov.uk/roads-and-transport/parking/apply-and-pay-for-a-dropped-kerb/> or:

<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/application-for-works-licence/>

County Council drawings DM01 - DM14 are available from:

<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/standard-drawings/>

A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

3.
  - o Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991
  - o Any discharge to a watercourse or groundwater needs to comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017
  - o Any discharge of surface water to a watercourse that drains into an Internal Drainage Board district catchment is subject to payment of a surface water developer contribution
  - o Any works to lay new surface water drainage pipes underneath the public highway will need a licence under section 50 of the New Roads and Street Works Act
  - o Any works to a main river may require an environmental permit

#### 4. Minimum requirements for dealing with unexpected ground conditions being encountered during construction

1. All site works at the position of the suspected contamination will stop and the Local Planning Authority and Environmental Health Department will be notified as a matter of urgency.
2. A suitably trained geo-environmental engineer should assess the visual and olfactory observations of the ground and the extent of contamination and the Client and the Local Authority should be informed of the discovery.
3. The suspected contaminated material will be investigated and tested appropriately in accordance with assessed risks. The investigation works will be carried out in the presence of a suitably qualified geo-environmental engineer. The investigation works will involve the collection of solid samples for testing and, using visual and olfactory observations of the ground, delineate the area over which contaminated materials are present.

4. The unexpected contaminated material will either be left in situ or be stockpiled (except if suspected to be asbestos) whilst testing is carried out and suitable assessments completed to determine whether the material can be re-used on site or requires disposal as appropriate.

5. The testing suite will be determined by the independent geo-environmental specialist based on visual and olfactory observations.

6. Test results will be compared against current assessment criteria suitable for the future use of the area of the site affected.

7. Where the material is left in situ awaiting results, it will either be reburied or covered with plastic sheeting.

8. Where the potentially contaminated material is to be temporarily stockpiled, it will be placed either on a prepared surface of clay, or on 2000-gauge Visqueen sheeting (or other impermeable surface) and covered to prevent dust and odour emissions.

9. Any areas where unexpected visual or olfactory ground contamination is identified will be surveyed and testing results incorporated into a Verification Report.

10. A photographic record will be made of relevant observations.

11. The results of the investigation and testing of any suspect unexpected contamination will be used to determine the relevant actions. After consultation with the Local Authority, materials should either be:

- o re-used in areas where test results indicate that it meets compliance targets so it can be re-used without treatment; or
  - o treatment of material on site to meet compliance targets so it can be re-used; or
  - o removal from site to a suitably licensed landfill or permitted treatment facility.
12. A Verification Report will be produced for the work.

Babergh and Mid Suffolk District Councils have adopted Community Infrastructure Levy (CIL) charging which affects planning permissions granted on or after 11th April 2016 and permitted development commenced on or after 11th April 2016. If your development is for the erection of a new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling or holiday let of any size your development may be liable to pay CIL and you must submit relevant documents to our Infrastructure Team telling us more about your development, who will pay CIL and when the development will start. You will receive advice on the amount you have to pay and what you have to do and you can find more information about CIL on our websites here:

[CIL in Babergh and CIL in Mid Suffolk](http://CILinBaberghandCILinMidSuffolk.org.uk) or by contacting the Infrastructure Team on: [infrastructure@babberghmidssuffolk.gov.uk](mailto:infrastructure@babberghmidssuffolk.gov.uk)

This relates to document reference: DC/22/04066

Signed: Philip Isbell

Dated: 16th December 2022

Chief Planning Officer  
Sustainable Communities



## NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. Drawings provided by kind permission of Roger Balmer Design; Fountain House Studio, The Street, East Bergholt, Colchester CO7 6TB Telephone: 01206 299477 Email: enquiries@rogerbalmerdesign.co.uk
4. The existing access track will be subject to a right of way in favour of Stone Cottage, at all times and for all purposes for access arrangements.
5. Prospective purchasers should note that the site is located within approximately 500m of the proposed National Grid Norwich to Tilbury pylon scheme. <https://norwichtotilburymap.nationalgrid.com/>

*October 2024*



## Directions

Travelling from Great Blakenham and Little Blakenham in a westerly direction along the Somersham Road, continue into the village turning left onto Church Lane. Take the second turning on the right into Flowton Road where the property will be found just outside the village on the left hand side.

For those using the What3Words app:  
 ///lemons.starred.discussed



Need to sell or buy furniture?  
 If so, our Auction Centre would be pleased to assist — please call 01728 746323.