



The Stackyard

Burkett's Farm, Bacon's Green Road, Westhall, Suffolk IP19 8NS

For Sale by Informal Tender

Guide £300-325,000



**The Stackyard,
Burkett's Farm
Bacon's Green Road,
Westhall,
Suffolk IP19 8NS**

An opportunity to purchase a delightful, south facing and sheltered development plot of circa 1.28 acres, situated 5 miles from the Suffolk Heritage Coast.

Approximate Distances

<i>Halesworth</i>	<i>3 miles</i>
<i>Southwold & Coast</i>	<i>5 miles</i>
<i>Darsham (Station)</i>	<i>7 miles</i>
<i>Beccles</i>	<i>7 miles</i>
<i>Bungay</i>	<i>8 miles</i>
<i>Norwich</i>	<i>24 miles</i>

Summary of Proposed Development

A pair of single storey residences, each comprising 221.5 m² (GEA), with their own separate access drives. Sold as a single Lot.

Directions

Travelling from Norwich take the Beccles Road (A146) and continue through Beccles onto the London Road (A145). After about 4 miles and a sharp left hand bend, turn right onto Halesworth Road (B1124). After about 0.75 miles turn right onto Bacon's Green Road. The Stackyard will be found after 0.25 miles on the right hand side.

What Three Words: [Handbags.reunion.hedgehog.](https://www.what3words.com/)

Location

Westhall is a small village with a population of circa 390 people comprising the Grade I Listed St Andrews Church and a popular community public house – The

Racehorse Inn. Westhall is situated 3 miles north east of the Georgian Market town of Halesworth, which has a selection of shops, services and facilities.

A rail station at Halesworth and Darsham provides regular services to London Liverpool Street. Southwold, and Walberswick are located on the Suffolk Heritage Coast, about 5 miles distant.

Schools in the area include primary and secondary schools at Brampton, Holton, Halesworth, Bungay and Beccles..

Sporting facilities include a Leisure Centre in Bungay and Beccles and there are golf courses at Beccles, Bungay and Southwold. Sailing clubs can be joined at Oulton Broad and Southwold and for the fishing enthusiasts there are local lakes. The Coast provides a choice of lovely walks and for the ornithologists, there is the renowned Bird Reserve at Minsmere.

Description

The site offers an opportunity to develop a plot of circa 1.28 acres, currently with "prior approval of agriculture to dwellinghouses under The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Part 3, Class Q. The reference is DC/25/0854/P3Q and this was granted on 3rd March 2025.

The drawings submitted are for a pair of semi-detached single storey houses with a gross external floor area of circa 221.5 m² per unit. There are two access points, one of which is shared with the local farmer and a neighbour.

Services

Mains electricity available. Drainage to a private system and water will be from a private bore. All to be installed by the purchaser. Telephone line nearby.

Local Authority

East Suffolk Council - Planning 01394 444832

Viewing By appointment with the Vendor's Agent only

Freehold For Sale by Informal Tender

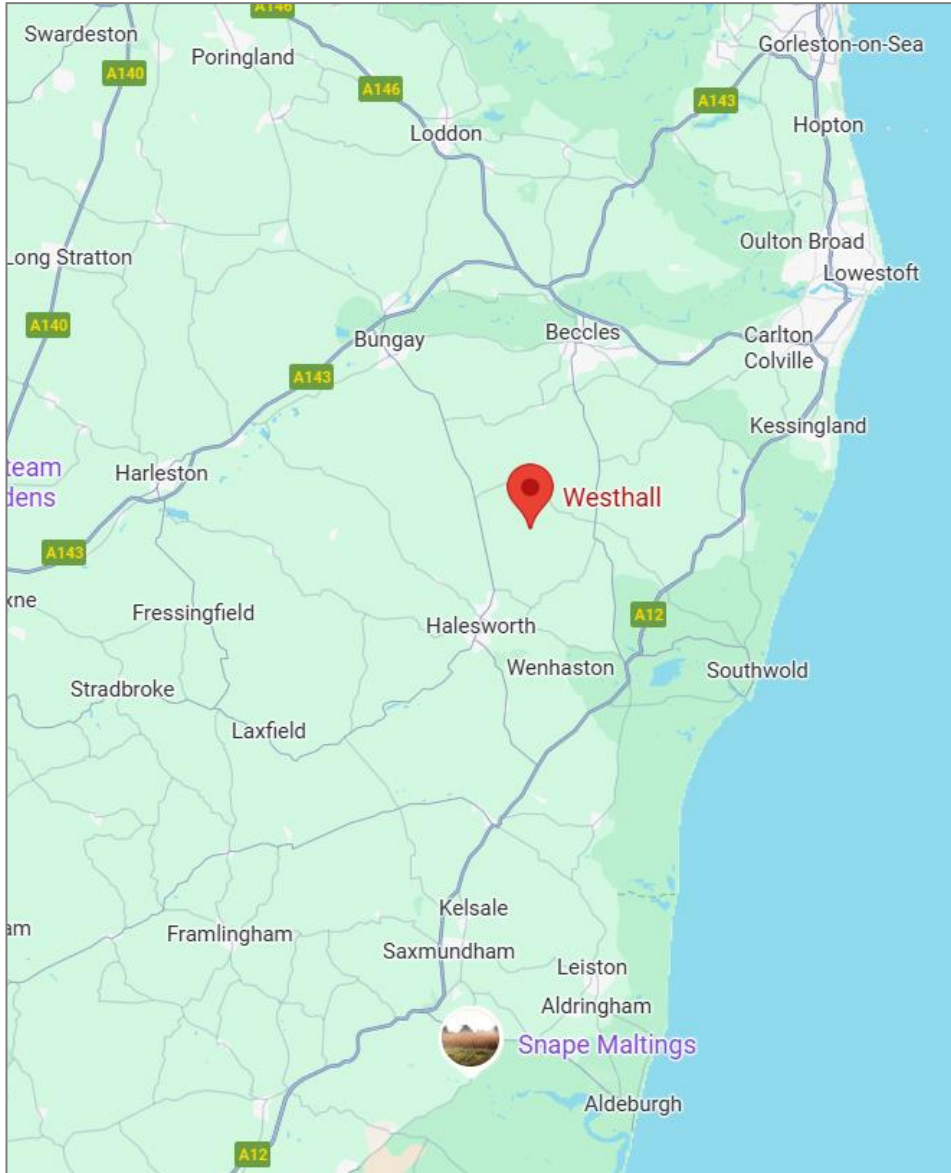
Humberts

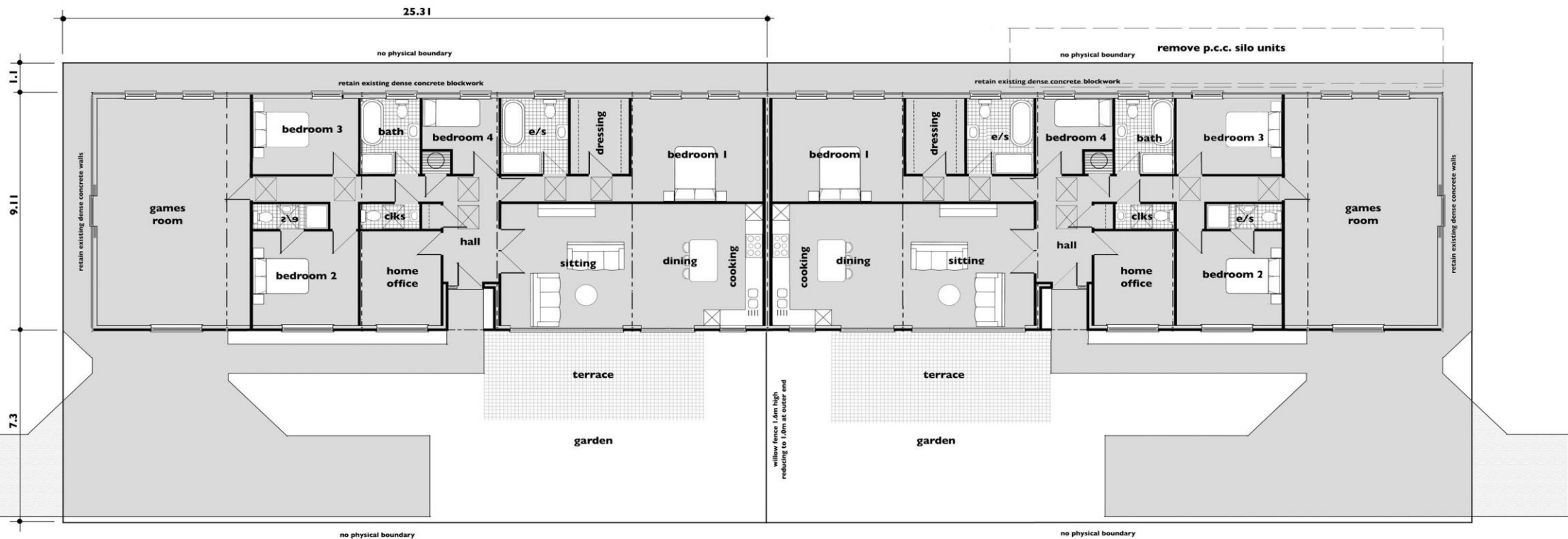
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:: Floor Layout :: Proposed :: 1:100 at A2 ::



Gross External Area 221.5 sq.m. each unit

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