

**LAND ADJ WOODFIELD CLOSE**  
WILLINGHAM ST MARY NR34 8PB

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**For Sale:** Development Opportunity

**DURRANTS**  
SINCE 1853

## LAND ADJ WOODFIELD CLOSE

WILLINGHAM ST MARY NR34 8PB

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**For Sale:** Development Opportunity

**Guide Price: £650,000**

### Key Features

- Full planning consent for 9 dwellings
- 1.20 acre site
- No affordable housing provision
- House types from 703sq.ft to 1863sq.ft
- Exclusive development
- Charming rural location close to Beccles, Halesworth and Southwold
- Located on the edge of the Sotterley Estate



## DESCRIPTION & PLANNING

An exciting opportunity to acquire a parcel of land consented for the development of 9 residential dwellings.

The site provides a mix of 2, 3, and 4-bedroom layouts across two storeys with associated parking and garaging. No provision for affordable housing is required on the site.

The site was allocated for residential development in the Waveney Local Plan in 2019 and subsequently achieved full planning consent on 14th July 2025 for 9 dwellings under planning reference: DC/23/4868/FUL. Access to the site and the neighbouring estate cottages was consented under the separate planning application: DC/21/3216/FUL. The site is subject to a S106 agreement.

A full planning pack is available on request.

## ACCOMMODATION

Plot No.	sq m	sq ft
Plot 1	173.30	1863
Plot 2	157.67	1695
Plot 3	115.81	1245
Plot 4	129.77	1395
Plot 5	65.40	703
Plot 6	65.40	703
Plot 7	65.40	703
Plot 8	129.77	1395
Plot 9	129.77	1395
Total	1032	11097

## LOCATION

Willingham St Mary and the adjoining village of Shadingfield are located between Beccles and Halesworth. The villages offer a tranquil setting while remaining within easy reach of the A145, providing convenient links to the Norfolk Broads and Suffolk Coast. Willingham features a friendly local community, a historic church, and access to scenic walking routes, making it an appealing spot for those seeking a quieter pace of life in the countryside.

The picturesque Waveney Valley market town of Beccles provides excellent shops and amenities including banks, restaurants and schooling for all ages. Transport services include a railway station with connections to London via Ipswich. The heritage beaches of Southwold and Walberswick are approximately 10 miles. Norwich, the Cathedral city and regional centre of East Anglia, is some 22 miles to the northwest.



## ARCHITECTS

The scheme was designed by Ashenden Architecture;  
The Studio, 78 Victoria Rd, Woodbridge IP12 1EL.

## TENURE AND POSSESSION

The property is freehold and vacant possession will be available on completion.

## SERVICES

We understand the property is in the vicinity of mains electric, water and foul drainage connections. Prospective buyers to conduct their own due diligence on the availability of services.

## LAND REGISTRY

The property is registered freehold under Land Registry title SK178944 along with other land not included in the proposed sale.

## LOCAL AUTHORITY

East Suffolk Council

## DIRECTIONS

From our Beccles office, head out of the town on the A145 Southwold Road. Pass through the villages of Weston and upon entering the village of Willingham St Mary, turn left onto Sotterley Road. The property will be found on the right-hand side, after Woodfield Close.

What 3 Words: [///respond.lilac.blasted](#)





## VIEWING

Strictly by arrangement with the agents.

## CONTACT US

Telephone: **01379 851038**

Email: **commercial@durrants.com**



### IMPORTANT NOTICE

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. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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