

ENTRANCE TO WOODFIELD CLOSE

VISUALISATIONS

BUILDING PLOT ADJ SOTTERLEY ROAD

WILLINGHAM ST MARY NR34 8PB

For Sale: Building Plot

DURRANTS
SINCE 1853

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WILLINGHAM ST MARY NR34 8PB

For Sale: Building Plot

Guide Price: £150,000

Key Features

- Full planning consent for detached dwelling
- 0.13 acre site
- Proposal for 4 bedroom dwelling
- Rural yet not isolated position
- Charming rural location close to Beccles, Halesworth and Southwold
- Located on the edge of the Sotterley Estate
- Planning ref: DC/25/4707/FUL



Side Elevation

DESCRIPTION & PLANNING

An exciting development opportunity to acquire a single building plot with planning permission for a detached family home. Planning permission was achieved in March 2026 under reference DC/25/4707/FUL. A full planning pack is available on request.

The accommodation provides for an entrance hallway, open plan kitchen/dining room, living room and utility/wc on the ground floor. At first floor level are four bedrooms, three of which are doubles, alongside a generous landing space, family bathroom and en-suite to the principal bedroom. Externally the property has wrap around gardens and two parking spaces.

The site adjoins the established Woodfield Close, Barnes Cottages and a further area of land for residential development. There latter is for 9 executive homes with no affordable housing allocation.

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 with countryside views.

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.

PROPOSED ACCOMMODATION

	sq m	sq ft
Dwelling	145	1,558.75

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.

ARCHITECTS

The scheme was designed by WTDesign Ltd; Hall Farm, Rollesby Great Yarmouth NR29 5DR.

TENURE AND POSSESSION

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



LAND REGISTRY

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

LOCAL AUTHORITY

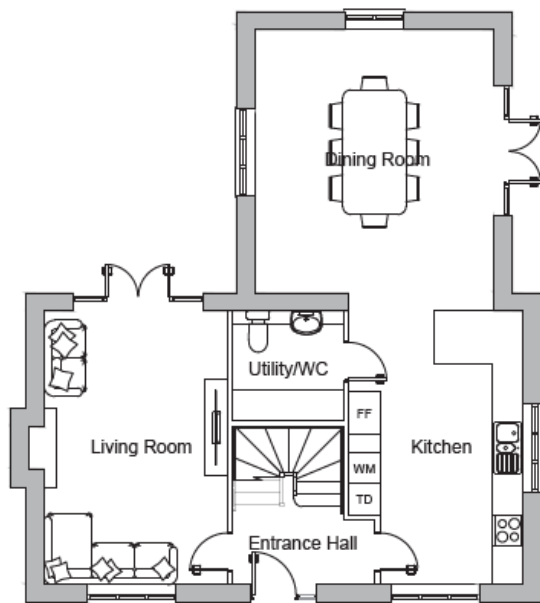
East Suffolk Council.

DIRECTIONS

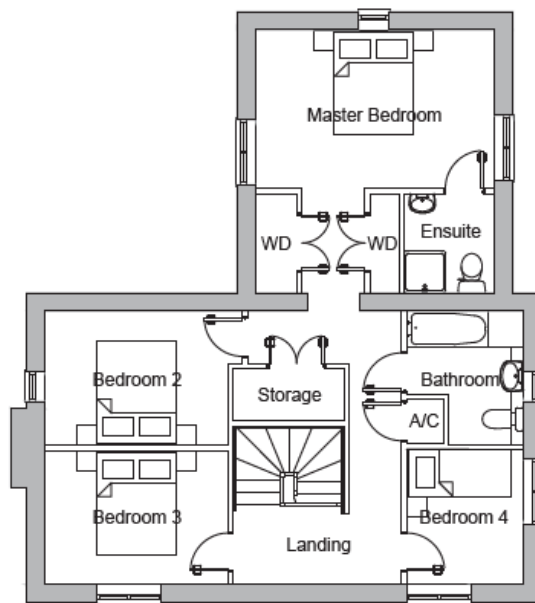
From our Beccles office, head out of the town on the A145 Southwold Road. Pass through the villages of Weston and upon entering the village of Willingham St Mary, turn left onto Sotterley Road. The property will be found on the right-hand side, after Woodfield Close.

What 3 Words: [///stop.sparkles.blaring](#)

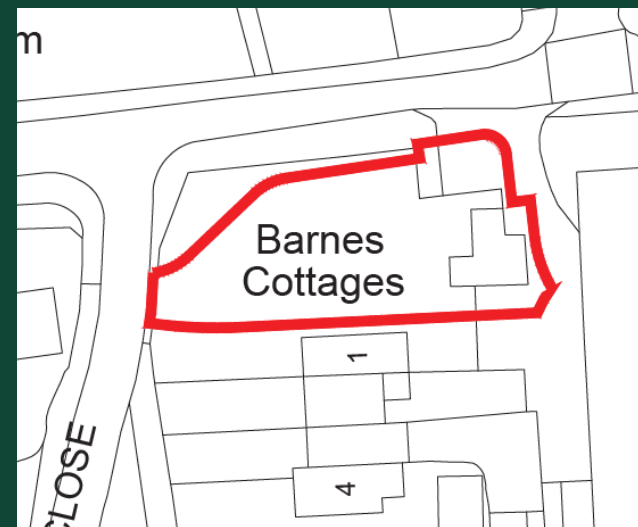




Ground Floor Plan



First Floor Plan



VIEWING

Strictly by arrangement with the agents.

CONTACT US

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Email: **commercial@durrants.com**



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SINCE 1853

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