11A Eriswell Road - Guide Price £500,000

Lakenheath Brandon IP27 9AF

shires

Estate & Letting Agents



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Guide Price £500,000

The Property

An excellent opportunity to acquire a residential development site in the popular and well-established village of Lakenheath, Suffolk, with full planning permission granted for four new three-bedroom homes.

The approved scheme comprises two pairs of semi-detached properties, providing a total of four new homes:
• 3 x Three-bedroom semi-detached houses
• 1 x Three-bedroom semi-detached chalet
• Off-street parking provided for all four properties
• A carefully considered layout designed to provide practical and attractive family accommodation.

The site represents an attractive opportunity for a developer or housebuilder looking for a consented small-scale residential scheme, offering the ability to progress directly towards construction subject to the usual pre-commencement requirements and planning conditions.

Lakenheath is a popular village situated in West Suffolk, offering the benefits of village living alongside convenient access to larger centres including Mildenhall, Brandon, Thetford and Ely. The village has a strong range of local facilities and is surrounded by attractive countryside, while its proximity to RAF Lakenheath provides an additional source of employment and housing demand.

The approved development provides four three-bedroom properties, a popular and marketable house type suitable for families, investors, couples, first-time buyers and purchasers requiring additional space for home working or guests.

Agens Note

Please be aware that images of the property may have been created, digitally enhanced, edited, or staged using artificial intelligence, and may not reflect the current presentation or furnishings.

Agents Note

Please note that the proposed development site comprises land currently held under separate ownership. The vendor is progressing the acquisition of the additional land, with the acquisition and sale of completed site intended to complete simultaneously.

Agents Note

In accordance with The Property Ombudsman requirements, you are advised that a member of Shires staff (or their family members) have an interest in this property.

Features

- FULL PLANNING PERMISSION
- FOUR DWELLING SITE
- 4 THREE BEDROOM HOUSES
- 1 THREE BEDROOM CHALET
- WELL LOCATED SET BACK FROM THE ROAD
- GREAT LOCAL AMENITIES
- POPULAR FAMILY LOCATION
- OFF ROAD PARKING
- NEW SCHOOL IN LAKENHEATH OPENING SOON
- CALL SHIRES TO VIEW



These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



1 Ground Floor Plan Proposed
1 : 50



2 3D View A (NTS)



3 3D View B (NTS)

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CIAT
CHARTERED PRACTICE

No.	Description	Date
-	First concept issue	23/05/25
A	Developed concept following Pre-App	27/05/25
B	Client requested alterations	19/06/25
C	Site & adder curves added	29/07/25

Status: PLANNING
Project No: AER01
Drawing No: A1-10
Revision: C
Date: 09/07/2026
Scale @ A1: As indicated
Author: BTB
Check: WJS
Address: 11A Fitwell Road, Lakenheath, Brandon, IP27 9AF
Client: Mr G Aves
Description: Proposed demolition of existing Day Nursery and residential development of site to 4 No. dwellings
Drawing Title: Proposed Ground Floor Plan and 3D Views

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