



## Uggeshall, Suffolk

Guide Price £265,000

· DC/25/2787/FUL - PLANNING REFERENCE - · 0.91 ACRE STMS  
EAST SUFFOLK COUNCIL

· £265,000-£275,000 Guide Price

# Wangford Road, Uggeshall

Uggeshall is a small rural village in the county of Suffolk, in the east of England. Situated within the district of East Suffolk, it lies a few miles inland from the North Sea coast and is surrounded by gently rolling farmland typical of the Suffolk countryside. The village is located near the market town of Beccles and is within easy reach of Lowestoft, providing access to coastal amenities while retaining a quiet, rural character. Uggeshall is also positioned close to the Suffolk Coastal line including Southwold and Heaths Area of Outstanding Natural Beauty, offering scenic landscapes, wildlife habitats, and walking routes that reflect the area's natural charm.



Council Tax Band:

## DESCRIPTION

DC/25/2787/FUL - PLANNING PORTAL INFO FOR THREE  
BEDROOM DETACHED SELF BUILD

Full planning for a three bedroom detached one storey dwelling  
with detached garage and store room sitting within 0.91 acre STMS



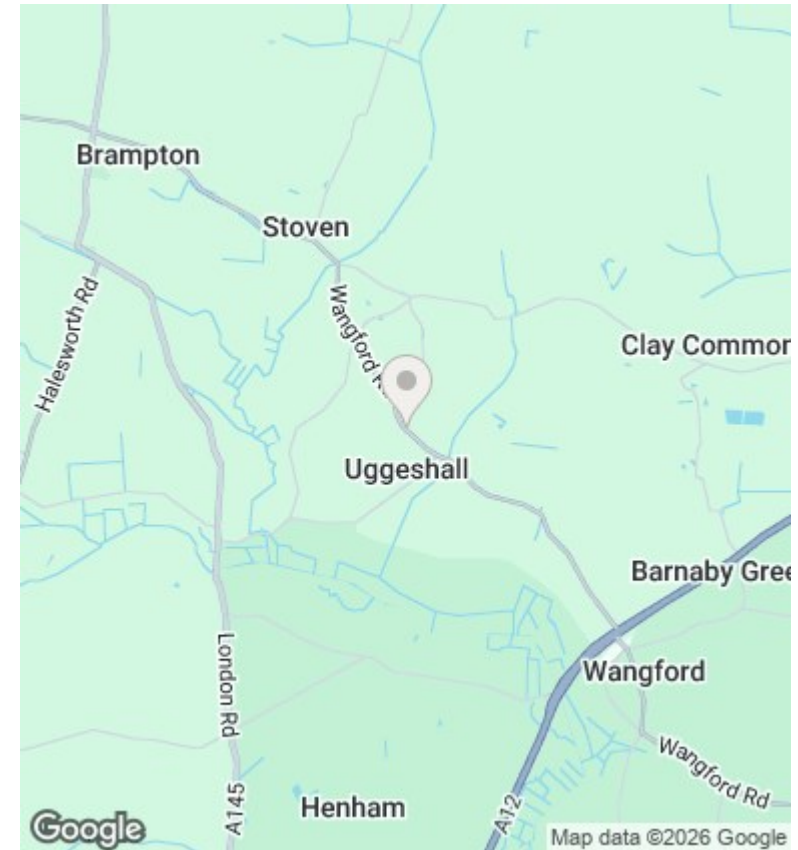


### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

### Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)