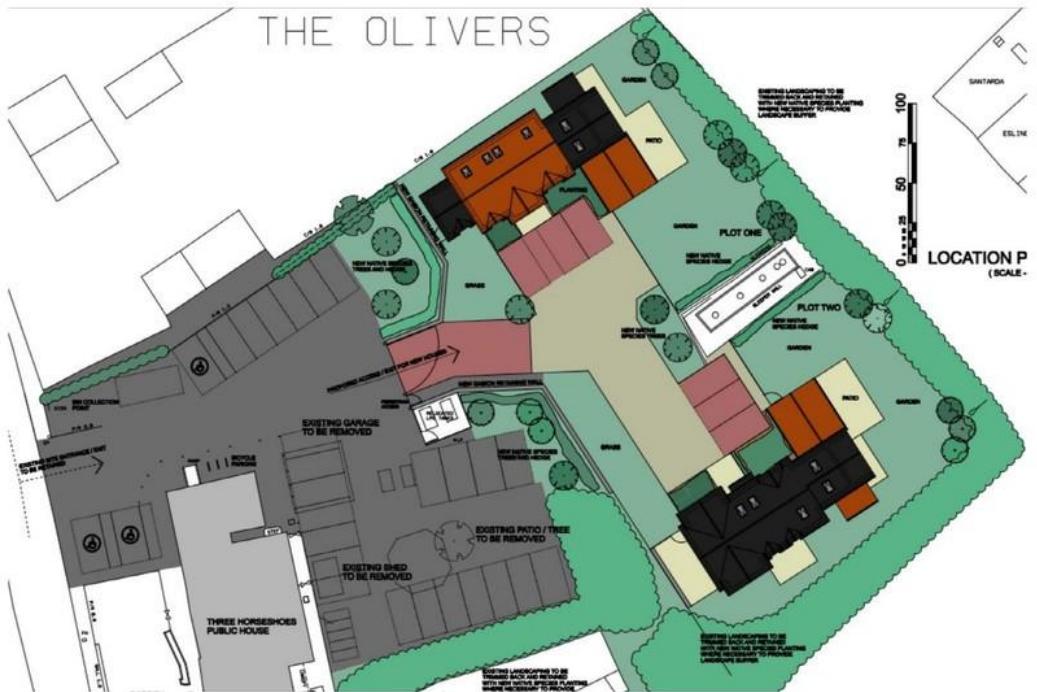
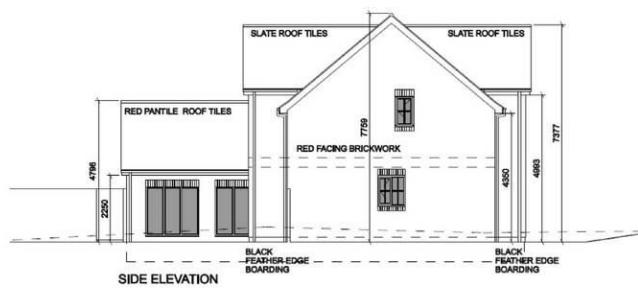
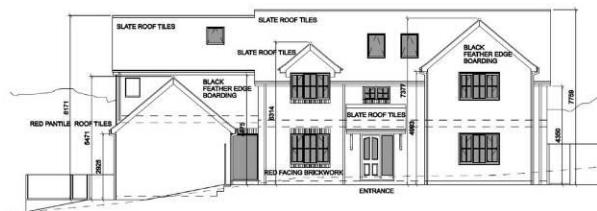


Land to the rear of The Horseshoes Inn, Stows Hill, Cockfield, Bury St. Edmunds IP30 0JB



Building plot
Planning for two 5 bedroom
detached properties

Freehold
£525,000
Subject to contract
Views over open
countryside



A prime residential building plot with detailed planning for two 5 bedroom detached family homes, one will measures 2,664 sq.ft, the other one 2,774 sq.ft.

Some details

General information

A rare and exciting opportunity to acquire this prime residential building plot with approximately 0.6 of an acre within the village of Cockfield, at the rear of The Horseshoes Inn country pub which lies approximately 3 miles north of the historic village of Lavenham where a wide range of shopping and leisure facilities can be found. Approximately 10 miles equidistant of the market towns of Bury St. Edmunds and Sudbury. The nearest rail link would be from Sudbury with a branch rail link to London's Liverpool Street via Marks Tey, journey time of approximately 70 minutes.

The land available measures approximately 0.6 of an acre and has detailed planning permission for two spacious five bedroom detached family homes with garaging and views over neighbouring countryside.

Detailed planning was achieved on appeal, details of which can be found at Babergh and Mid Suffolk Planning Portal under application number DC/21/00124. The site will be subject a CIL payment and viewings can be arranged by contacting our offices.

Outside

The plot lies to the rear of The Horseshoes Inn Public House and will have a right of access over the car park. There is a septic tank system in place which can be utilised by the developer. The site is on a gentle gradient and has outstanding countryside views.

Planning Details

The site is located within the Babergh and Mid Suffolk administrative area and is known as The Land to the Rear of The Three Horseshoes. An appeal decision granted the application on the 31st January 2022, reference number DC/21/00124.

Further details and questions relating to the planning application can be found from our office.

Important information

We understand mains water and electricity are available to the site although drainage will be via septic tank.

Directions

Using Fenn Wright's offices as the point of origin, Sat Nav with postcode IP10 0JB. The property known as The Horseshoes Inn is on the right had side and the land is situated behind.

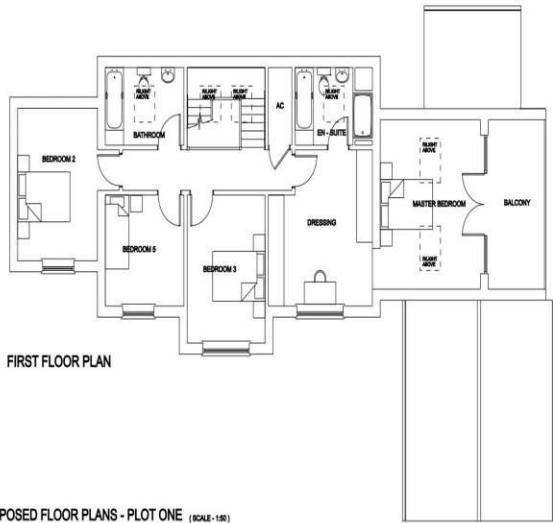
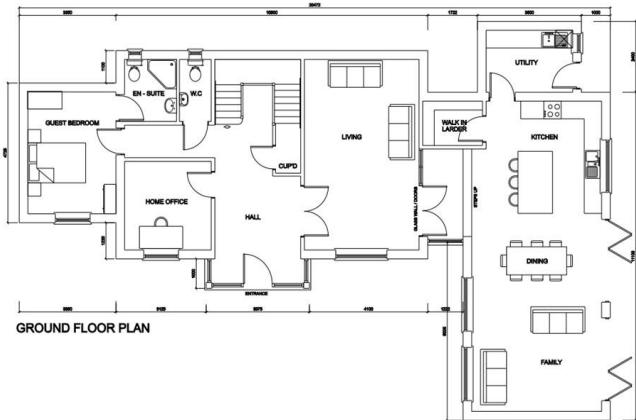
Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

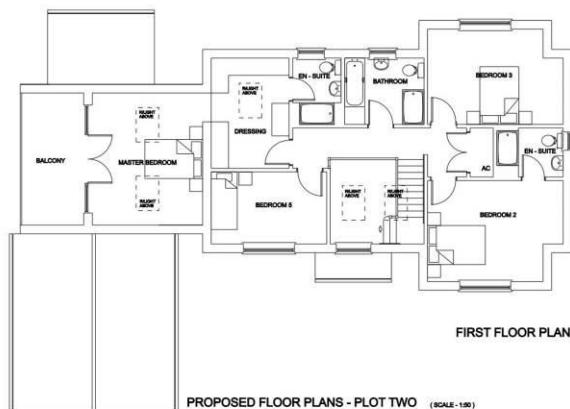
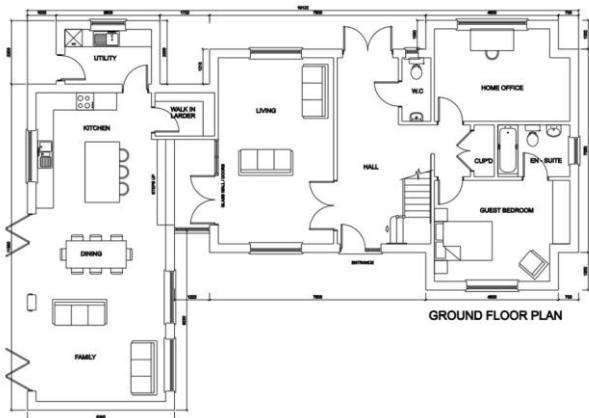
fennwright.co.uk

Viewing

To make an appointment to view this property please call us on 01787 327 000.



PROPOSED FLOOR PLANS - PLOT ONE (SCALE-1:50)



PROPOSED FLOOR PLANS - PLOT TWO (SCALE-1:50)

To find out more or book a viewing

01787 327 000

fennwright.co.uk

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- Development, Planning and New Homes
- Farms & Estates Agency and Professional Services
- Water & Leisure Agency and Professional Services
- Mortgage valuations

Consumer Protection Regulations 2008

Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot test that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

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