

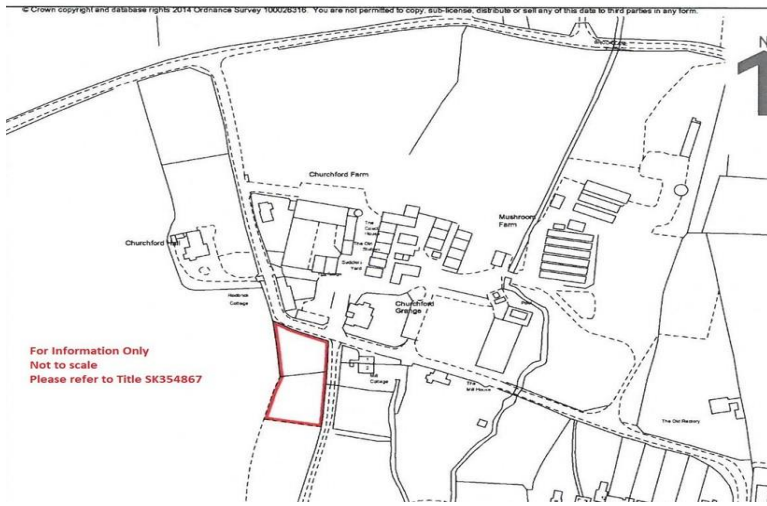


Grier & Partners



LAND ADJACENT CHURCHFORD, MILL LANE, CAPEL ST.  
MARY, IPSWICH, IP9 2LA  
ASKING PRICE OF £80,000





## INTRODUCTION

The rare opportunity has arisen to acquire a partially wooded plot of land extending to approx. 0.5 acres, situated just outside the western extremity of the Capel St Mary village local plan. The land could lend itself to a variety of uses subject to the relevant planning permission being approved.

## VIEWINGS

Strictly by prior appointment with Grier and Partners on 01206 299222. The lines shown on the pictures are for illustration purposes only, please consult the title plan for the accurate boundaries.

## DIRECTIONS

Entering Capel St Mary from the A12, proceed into The Street, pass the shops on the right hand side. Continue past the local primary school on the right hand side and the village church. Continue into Mill Hill and the plot of land will be found on the left hand side, on the bend opposite Churchford Farm.

## CAPEL ST MARY

is a sustainable community which has a good range of local facilities including several shops, primary school, several churches, GP surgery and dentist. The primary school is situated in the heart of the village, high school catchment for East Bergholt High School and sixth form centres in both Ipswich and Colchester. There are a number of independent schools in the area. A12 links to the M25 and A14. Regional Airport is Stansted, approximately an hour by car. Main line railway stations in Ipswich, Manningtree and Colchester with trains to London Liverpool Street.

## SERVICES

We understand there are no mains services connected to the land, so we recommend interested parties make their own enquiries to the location and suitability of available services in the area.

## PLANNING

We understand no recent enquiries have been made to Babergh DC to establish the potential for the land.

