



RESIDENTIAL DEVELOPMENT PLOT

Residential Development Land

27-29 St Andrews Street South, Bury St. Edmunds, IP33 3PH

Building Plot For Sale with planning consent for two dwellings

300 sq m
(3,229.17 sq ft)

- Rare Opportunity to Acquire Freehold Development Plot
- Detailed consent with reserved matters mainly limited to external materials
- Planning consent granted for two three-bed town houses
- Town Centre location
- On site car parking provisions
- Offers in excess of £300,000

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Summary

Available Size	300 sq m
Price	Offers in excess of £300,000
Business Rates	N/A
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs. The buyer is to provide an undertaking to pay the seller's abortive legal costs in the event they withdraw from the transaction once solicitors are instructed. On satisfactory completion each party shall pay their own legal costs.
EPC Rating	EPC exempt - No building present

Description

The property comprises an undeveloped parcel of land measuring approximately 15m x 19m. The land is roughly rectangular in shape and generally flat and with immediate frontage to South Andrews Street South. There is a dwelling to the southern boundary and domestic garaging to the western boundary. The site has fencing and corrugated hoardings.

Location

Bury St Edmunds is an affluent and attractive market town and the administrative, commercial and cultural centre for West Suffolk. The town is located approximately 26 miles east of Cambridge, 36 miles south-west of Norwich and 23 miles north-west of Ipswich. It has a primary catchment population of 257,000 people and a population of 41,291 (2021 census). The town is a significant retail and leisure destination for the western and wider region of Suffolk.

The land is situated approximately 300 metres south from the town centre and also close to the town's inner ring road. See location plan. St Andrews Street South is characterised by a mix of period and modern residential properties together with commercial uses associated with the town centre.

Viewings

The site may be viewed from the edge of the highway at any reasonable time. Access onto the land is strictly by arrangement with the selling agent.

Planning Consent

Planning consent granted on 23 May 2023 application No: DC/24/0194/FUL. The development shall be begun not later than three years from the date of permission. Planning documents are available from the selling agent or by visiting West Suffolk Planning portal <https://planning.westsuffolk.gov.uk/online-applications/>



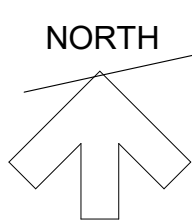
Viewing & Further Information



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accommodation key

2no 3 bed 3 storey semi detached dwellings

site area 300m²

2no parking spaces - both parking spaces to be provided with ducting and suitable consumer unit to allow installation of one 7.4KW charging unit per dwelling when required by occupant in accordance with Suffolk guidance for parking, Building Regulations and to British Standards.

ev• electric vehicle charging point

generally fences to be 1.8m high close boarded timber, posts and gravel boards to be concrete

2m x 1m timber cycle stores provided to the rear of each property for the storage of 2no bicycles per dwelling

private patio to be 600mm x 600mm natural colour paving

external walls to be facing brickwork to match dwelling

space for 3no wheelie bins per dwelling to be provided within front courtyard, collection point as indicated

bird box - one Schwegler swift nest box or similar, 2-4m high, located out of strong sunlight, wind and rain

bat box - one Schwegler 1FR bat tube or similar, installed at a height of at least 3m in a sheltered position

45.49 - proposed indicative level
45.60 - existing level

	B Levels added	20.05.24
Revision	A Updated to planning comments, reduced size proposals	29.04.24



Site Plan

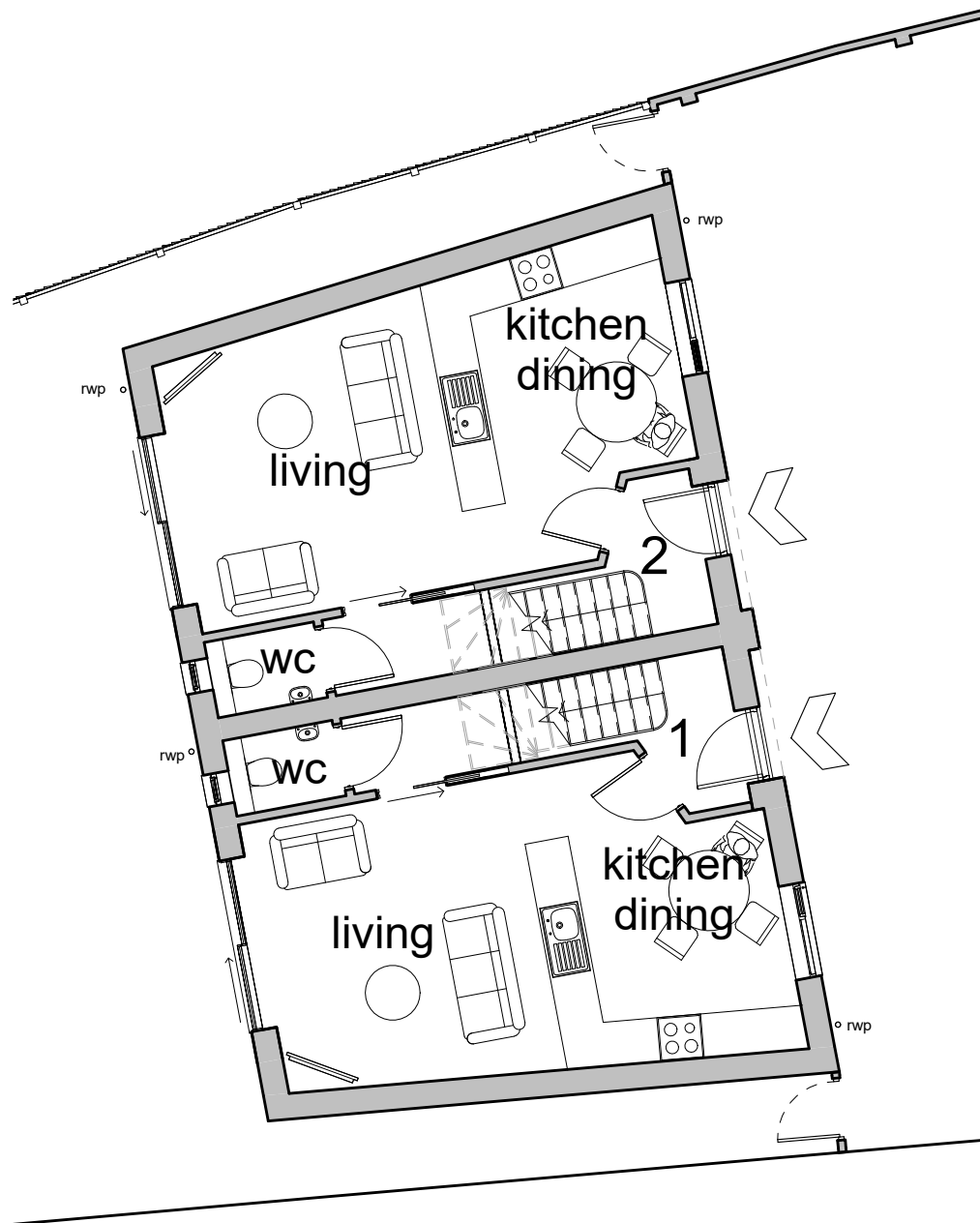
Project: Proposed development
St Andrews St South, BSE
Client: Mrs Coleman

Drwg: 23 1872 001 Revision: B
Date: November 2023 Scale: 1 : 200@ A3

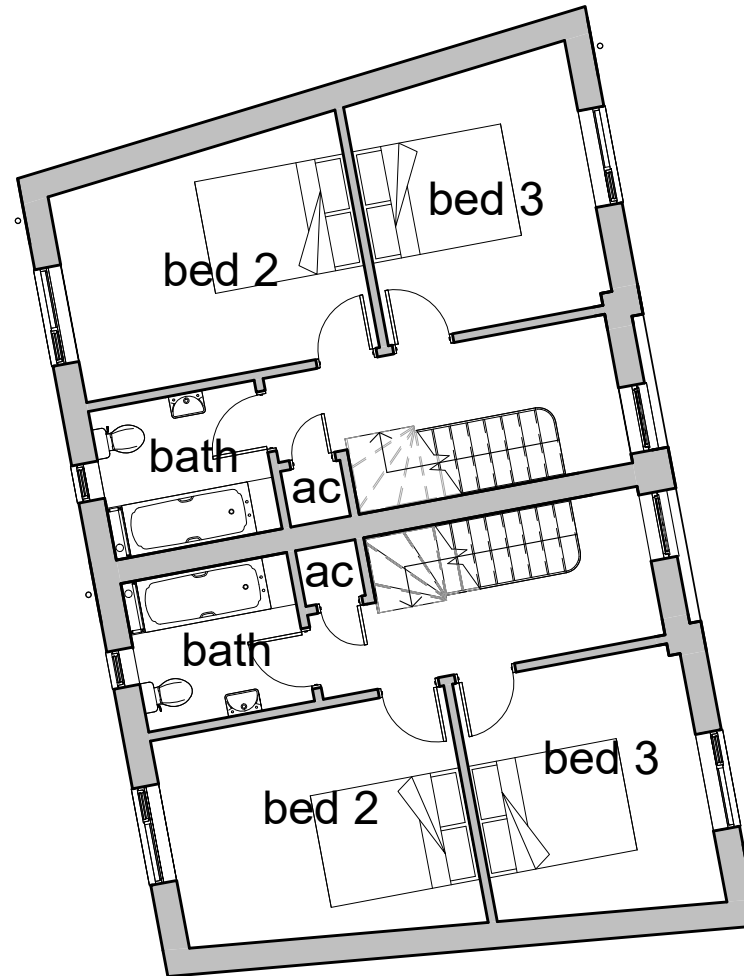
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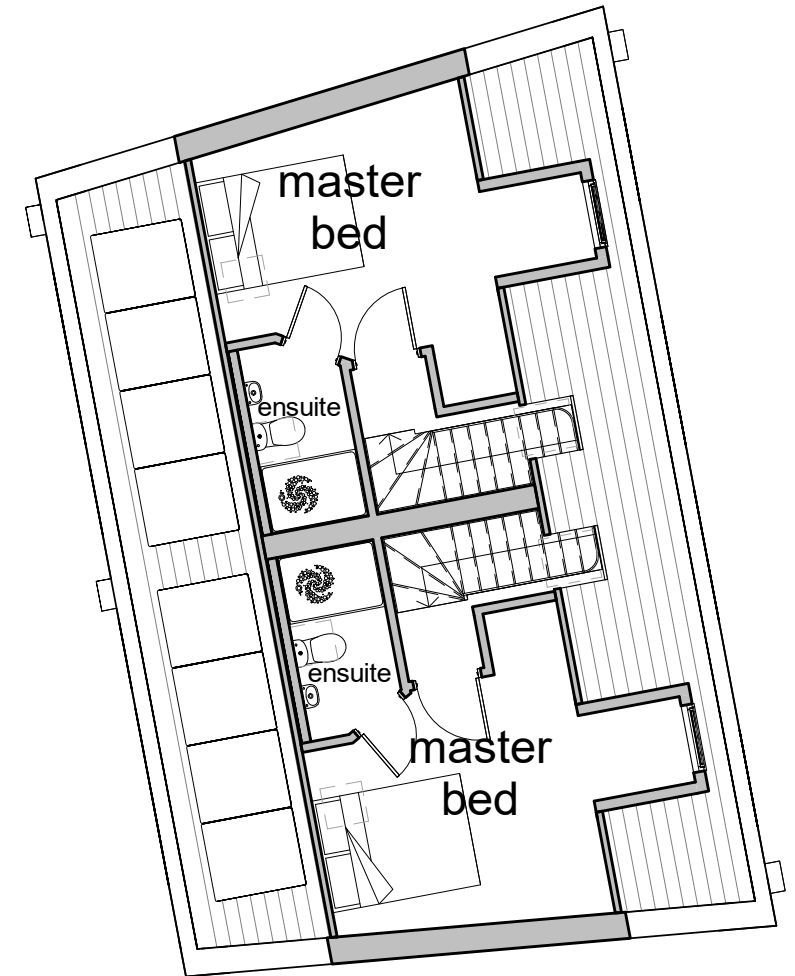
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ground floor plan



first floor plan



Proposed Plans

Project: Proposed development
St Andrews St South, BSE

Client: Mrs Coleman

Drwg: 23 1872 010 Revision: A

Date: November 2023 Scale: 1 : 100@ A3

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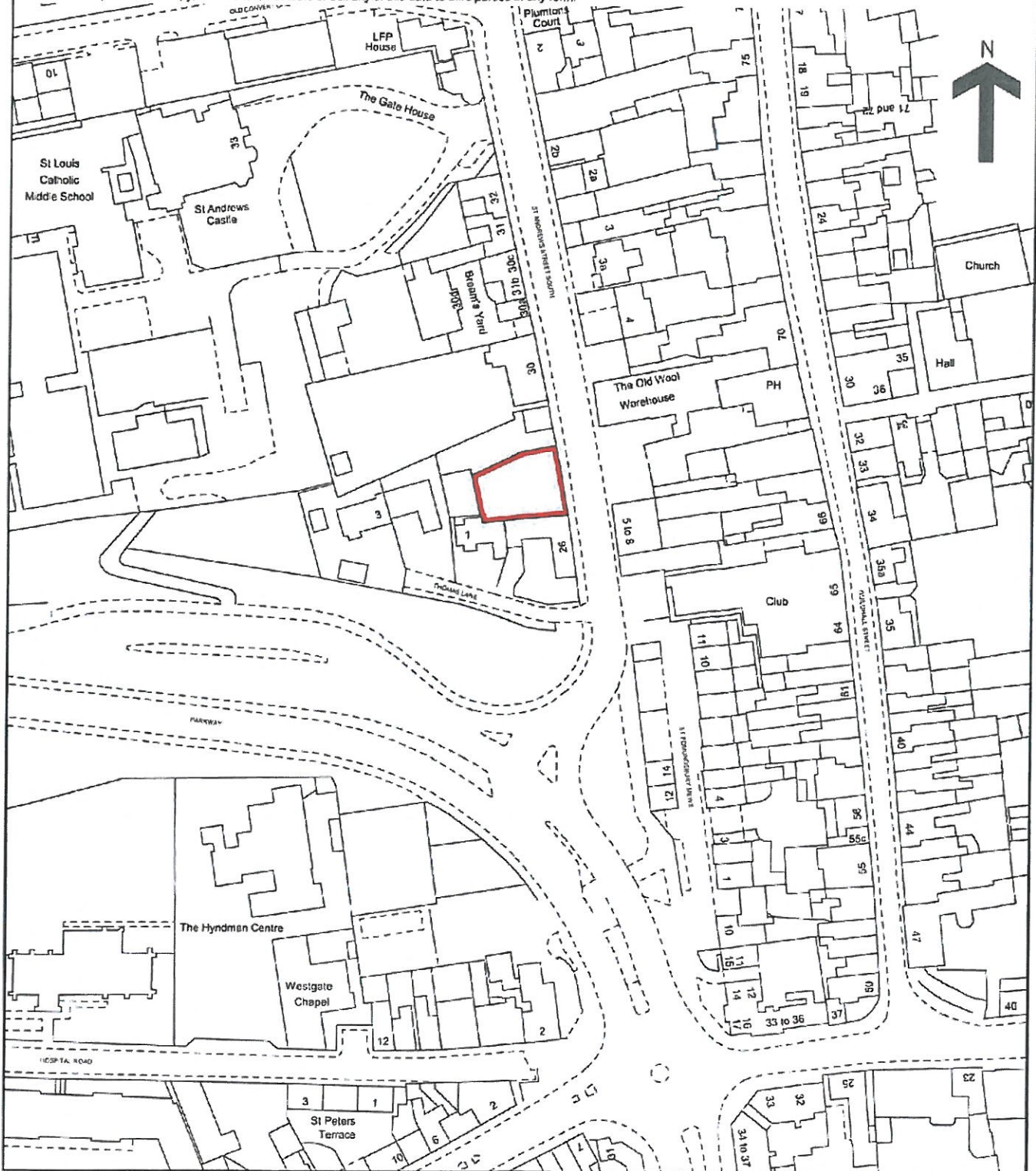


HM Land Registry
Official copy of
title plan

Title number **SK399992**
Ordnance Survey map reference **TL8563NW**
Scale **1:1250**
Administrative area **Suffolk: West Suffolk**



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