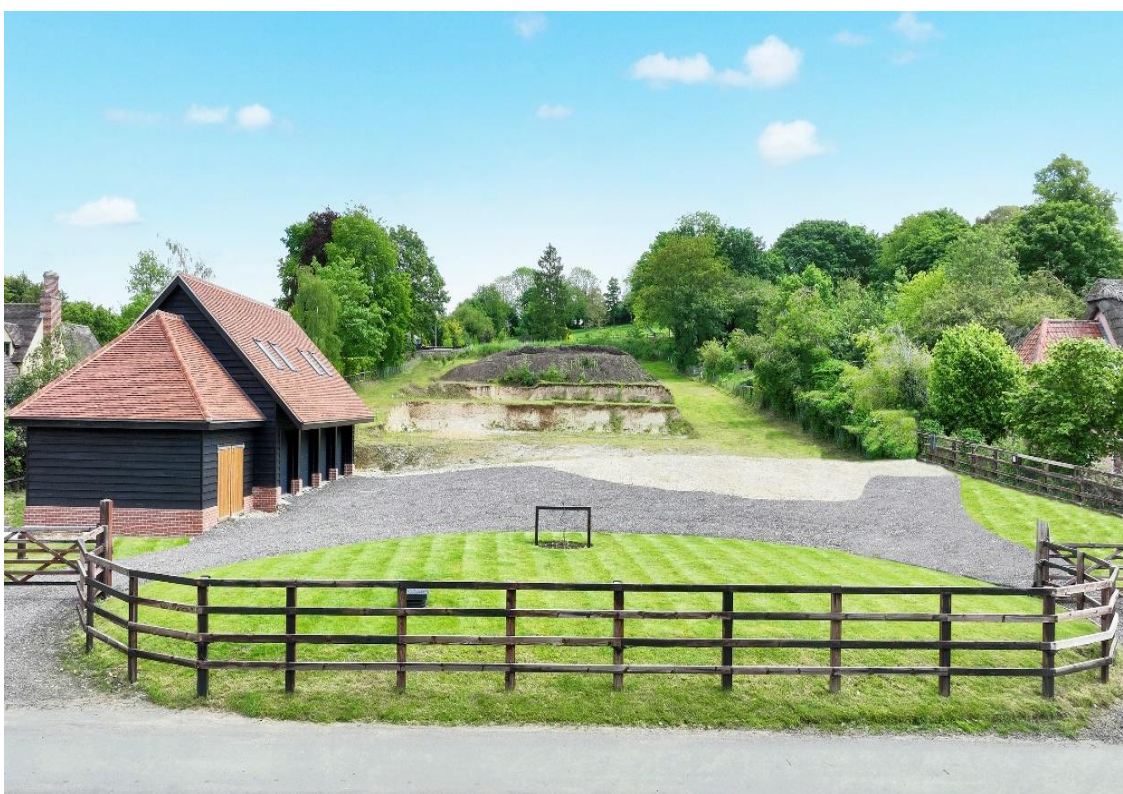




**15 Brookside
Moulton, Newmarket**

**DAVID
BURR**

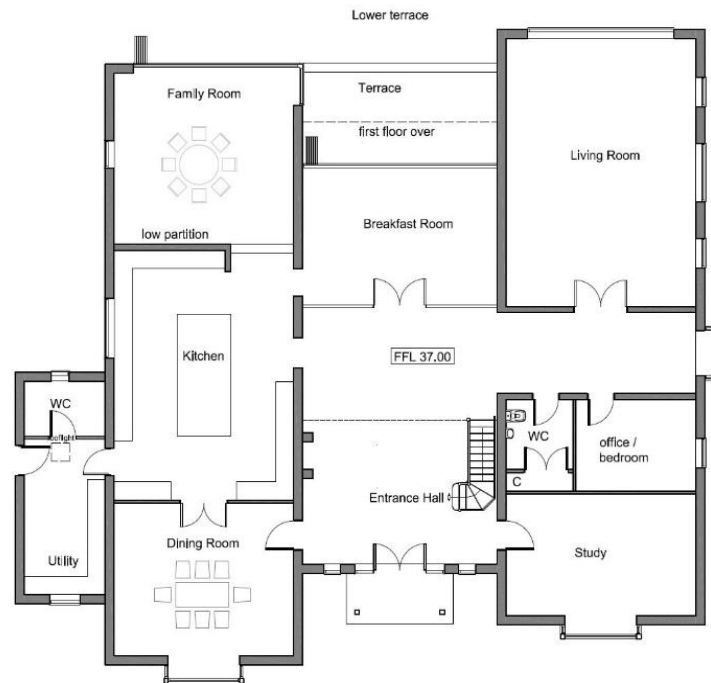
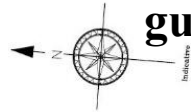


15 Brookside, The Green, Moulton, Newmarket, Suffolk, CB8 8SG

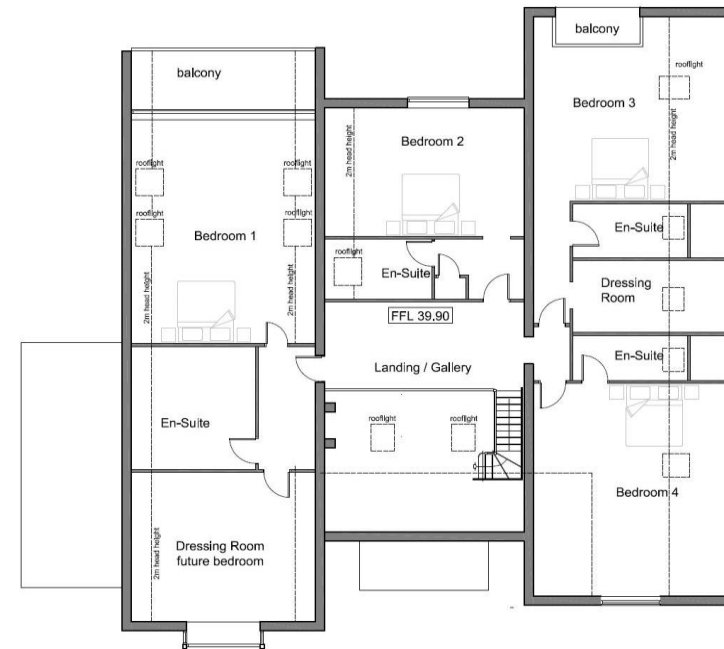
Moulton is situated near the border of Suffolk and Cambridgeshire, about 3 ½ miles east of the world renowned racing town of Newmarket and 11 miles west of Bury St Edmunds. The river Kennett flows through the village and is spanned by a 15th Century “pack horse” bridge. Moulton is a thriving village with a community Hall, Post Office and shop, recreational facilities and a reputable public house/restaurant.

A unique opportunity to acquire a 1.35 acre building plot situated in a quiet location overlooking the green in one of Suffolk’s most desirable villages. This ‘Grand Designs’ project offers planning permission for a substantial modern home comprising approximately 6,000 sq ft of living accommodation including an impressive glazed rear elevation and the potential to create a sustainable, energy efficient country home. Included is a substantial 4 bay garage and store with self contained guest annexe above which has already been constructed leaving potential purchasers to finish to their exact requirements, full details can be found on West Suffolk County Council’s planning portal ref. DC/18/1865/FUL In all about 1.35 acres. *Garage block already constructed, property images have been created for guidance*

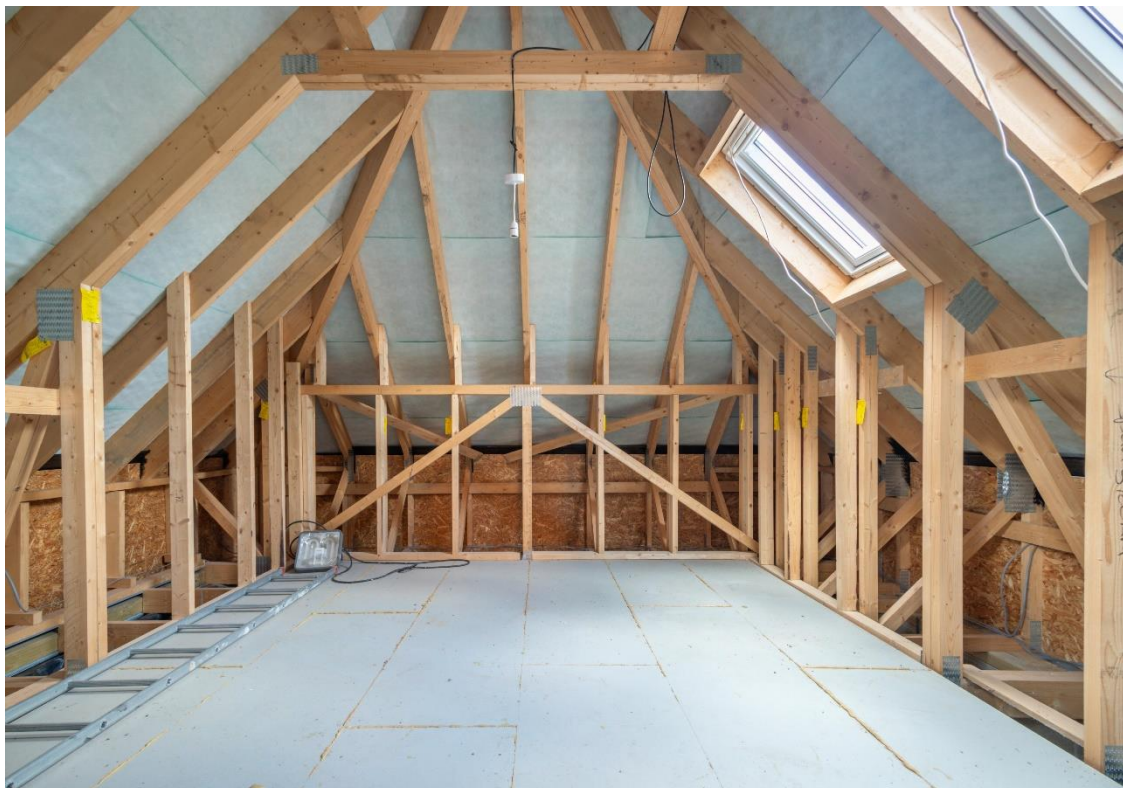
A unique development opportunity to create a 6,000 sq ft home with detached 4 bay garage and guest annexe overlooking one of Suffolk’s finest village greens.

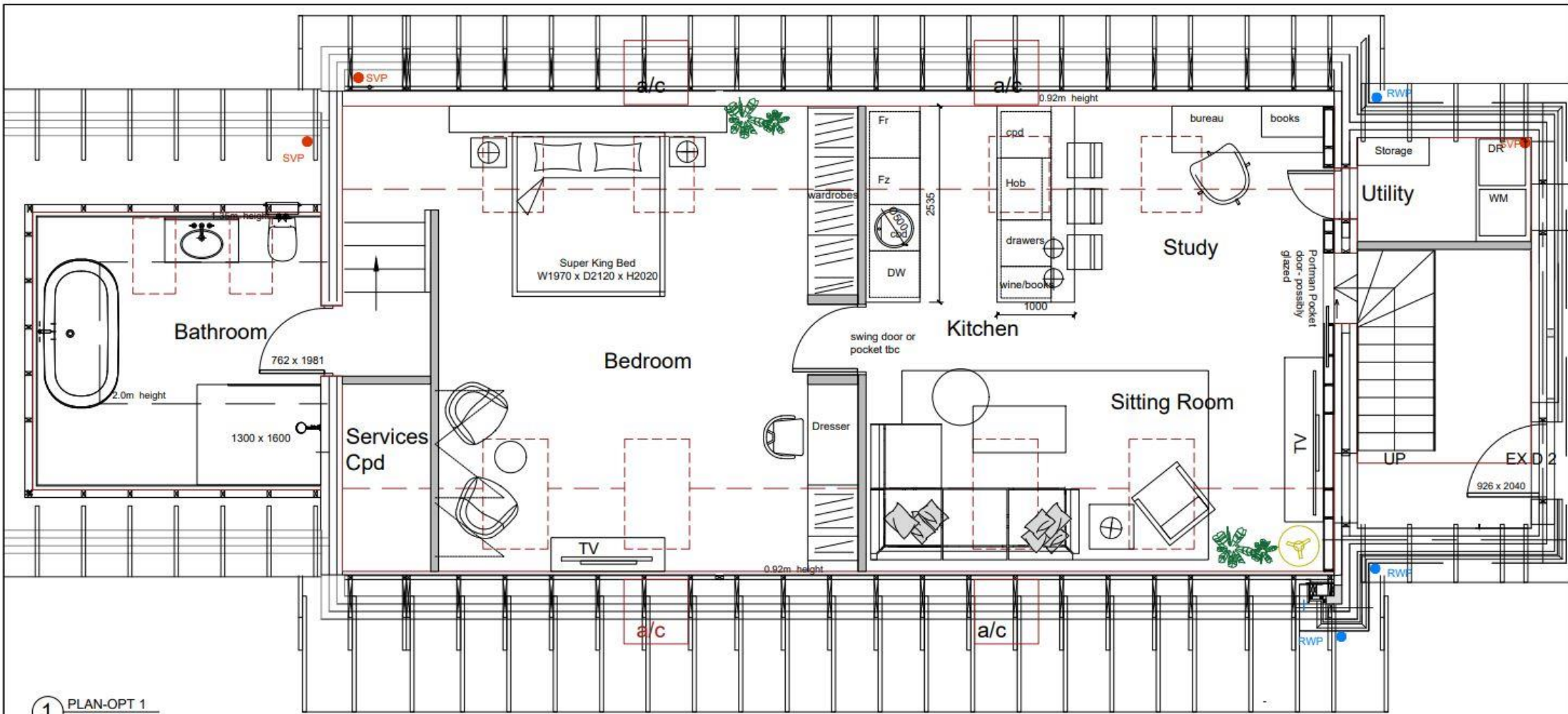


Ground Floor Plan



First Floor Plan





1 PLAN-OPT 1
SCALE 1:50



MANJIRI KULKARNI
BIID, MCIAT
Client

