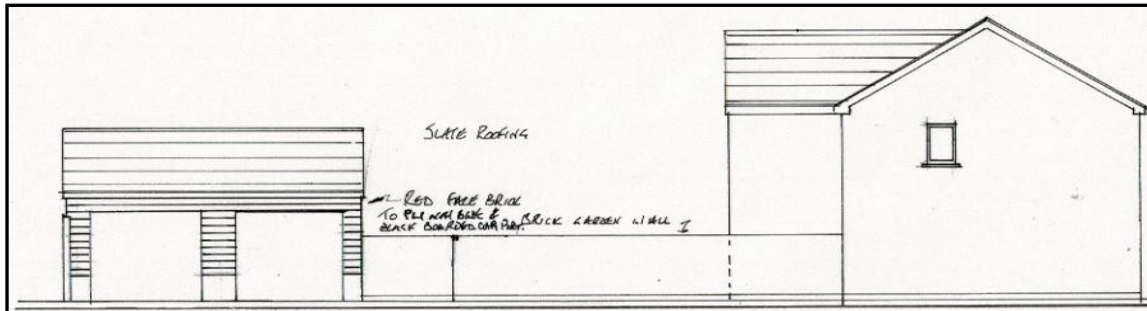


DAVID  
BURR

**15 BROOM STREET, GREAT CORNARD,  
SUDBURY, SUFFOLK, CO10 0JP**



Great Cornard is a well served village with extensive facilities including junior and senior schools, doctors surgery, dentist, range of shops (baker/hairdresser/sub-post office), St. Andrews Church, 4 public houses and a regular bus service. The market town of Sudbury is approximately 1 mile distant with many further amenities and a branch line station with connections to London Liverpool Street. The nearby market towns of Colchester (15 miles) and Bury St Edmunds (18 miles) offer extensive amenities, the former providing a mainline station to London Liverpool Street, serving the commuter.

This is a fantastic opportunity to acquire a former post office and apartment with full planning permission to be demolished with a pair of three-bedroom semi-detached houses to take its place with their own private garden, off-road parking and carport. Full planning permission can be found on the Babergh website following reference number DC/23/00631.

**An opportunity to acquire a property with planning permission for  
demolition and build of two semi-detached houses.**

**Guide £250,000**

*LONG MELFORD (01787) 883144*

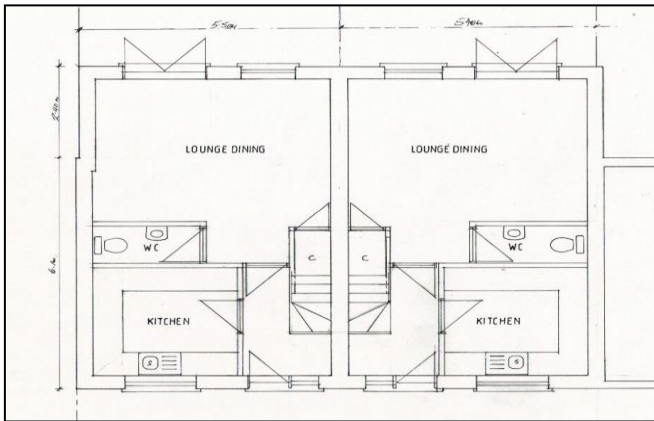
*Bury St. Edmunds Castle Hedingham Clare Leavenheath Newmarket Woolpit London SW1  
www.davidburr.co.uk*

# 15 BROOM STREET, GREAT CORNARD, SUDBURY, SUFFOLK, CO10 0JT

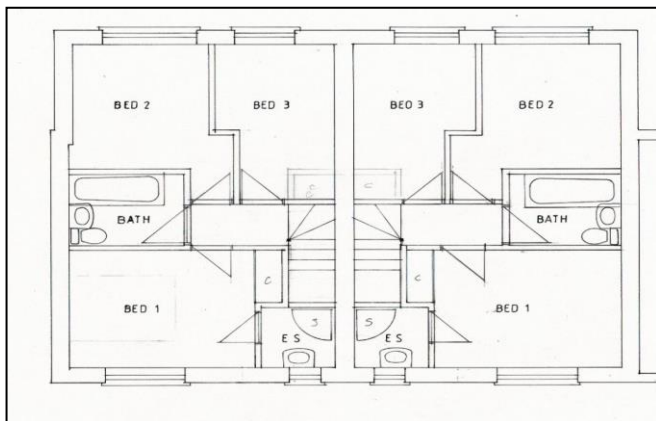
The planning granted is for two properties that are semi-detached to each other and of a mirror image with kitchen and sitting/dining room to ground floor with cloakroom with three generous size bedrooms to first floor, family bathroom and en-suite.

To the rear you will find a private garden accessed via French doors from the main living space with service door leading to an area of **OFF-ROAD PARKING** and carport.

Ground Floor plan



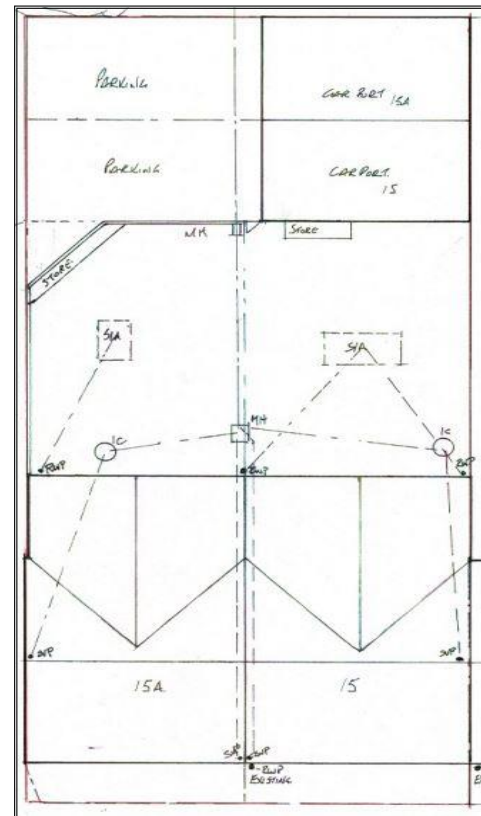
First floor plan



Rear



Block plan



**AGENT'S NOTES:** Buyers should familiarise themselves with any conditions set out on the Babergh website following reference number DC/23/00632 and satisfy themselves with their responsibilities prior to purchase.

**SERVICES:** Main water and drainage. Main electricity connected. Gas fired heating to radiators.  
**NOTE:** None of the services have been tested by the agent.

**LOCAL AUTHORITY:** Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

**WHAT 3 WORDS:** slung, gravy, grafted

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.