



DAVID
BURR

**Land to the north of The Mane Riding Centre,
Copdock, Suffolk**

Land To The North Of The Mane Riding Centre, Old London Road, Copdock, IP8 3JF

Copdock is a small, well-regarded village in south Suffolk, located just southwest of Ipswich near the A12 and A14. Known for its rural character and strong sense of community. Copdock combines attractive countryside surroundings with excellent accessibility to Ipswich, Colchester, and London routes

Planning permission for a three/four bedroom detached property situated on approximately 0.18 acres, offering an accommodation schedule of approximately 1,959sq ft. of living accommodation.

Agents notes

- Services to the land include water and electric and the front on the private road, next to the bin storage. Private drainage via a septic tank.
- There is a developer CIL of approximately £25,000. NO CIL for self-builders
- Full planning permission can be found on the Babergh District Council website - <https://planning.baberghmidsuffolk.gov.uk/>
- Planning references: DC/25/04497
- Viewers should satisfy themselves with the full planning permission that has been granted.
- Private road access with great commuter links to the A12 and A14.

WHAT3WORDS:

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.



