



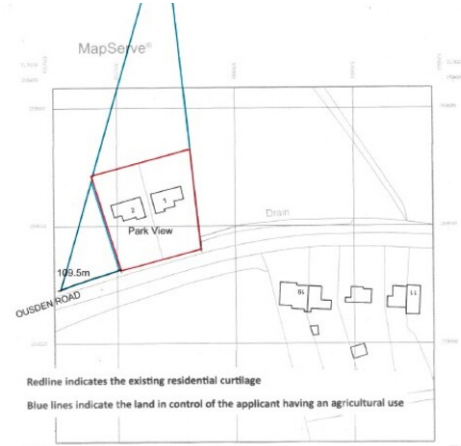
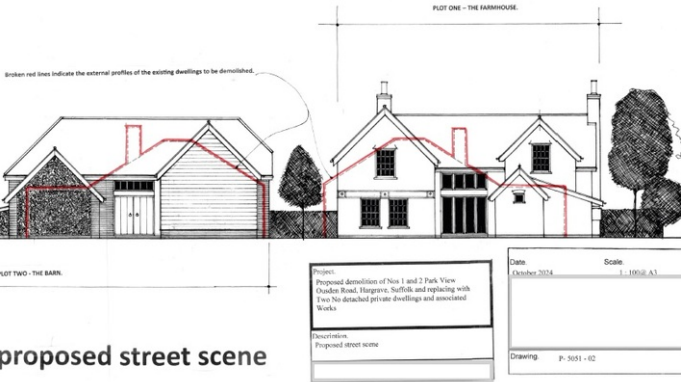
Building plot, Hargrave, Bury St. Edmunds, Suffolk

Pocock + Shaw

Park View
Ousden Road
Hargrave
Suffolk
IP29 5HT

Set in a semi rural location and with views over open countryside a rare chance to acquire a freehold potential building plot extending to just under 1 acre for two detached houses (subject to consent)

Guide Price £650,000



Hargrave is a charming village nestled in rolling countryside, ideally positioned between the historic town of Bury St Edmunds and the world-famous horseracing hub of Newmarket. Just four miles to the north, the A14 provides swift connections to Ipswich, Cambridge, the Midlands, and London via the M11. Rail services to London King's Cross are available from both Bury St Edmunds and Newmarket. Nearby villages, including Wickhambrook, Barrow, and Chevington, offer a variety of amenities, such as well-regarded pubs, schools, shops, and medical facilities.

A rare opportunity to acquire a freehold potential building plot extending to about 0.94 of an acre made up of the existing plot for the two dwellings and additional farmland to the side and rear.

The vendors have sought pre planning advice from the West Suffolk Planning department in 2024 and this advice broadly supports replacing the two existing dwellings with detached dwellings of between 2000 and 2500sq ft. A copy of the letter from West Suffolk Council is available on request.

The two residential dwellings are currently both occupied by tenants on assured short hold tenancies.

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

2 Wellington Street, Newmarket, Suffolk, CB8 0HT
01638 668284 newmarket@pocock.co.uk www.pocock.co.uk

This is a fantastic opportunity for a developer or self-builder to create two fantastic homes in a desirable village setting between Cambridge and Bury St Edmunds.

For specific queries with regards to resale values, please contact Pocock + Shaw for further advice.

Tenure The property is freehold and the whole plot is currently registered under one land registry title deed. Please note the area of land edged in blue is designated farmland.

Services

Mains water and electricity are connected.

The property is not in an conservation area.
The property is in a no flood risk area.

Internet connection, basic: 14Mbps, Ultrafast: 80Mbps.

Mobile phone coverage by the four major carriers available.

Local Authority West Suffolk District Council

Viewing Both properties are currently occupied and we respectfully ask that all enquires are directed to the sole agents Pocock + Shaw in the first instance. An appointment will be required to make a site visit. PBS

