



Straight Road, Battisford,  
£395,000

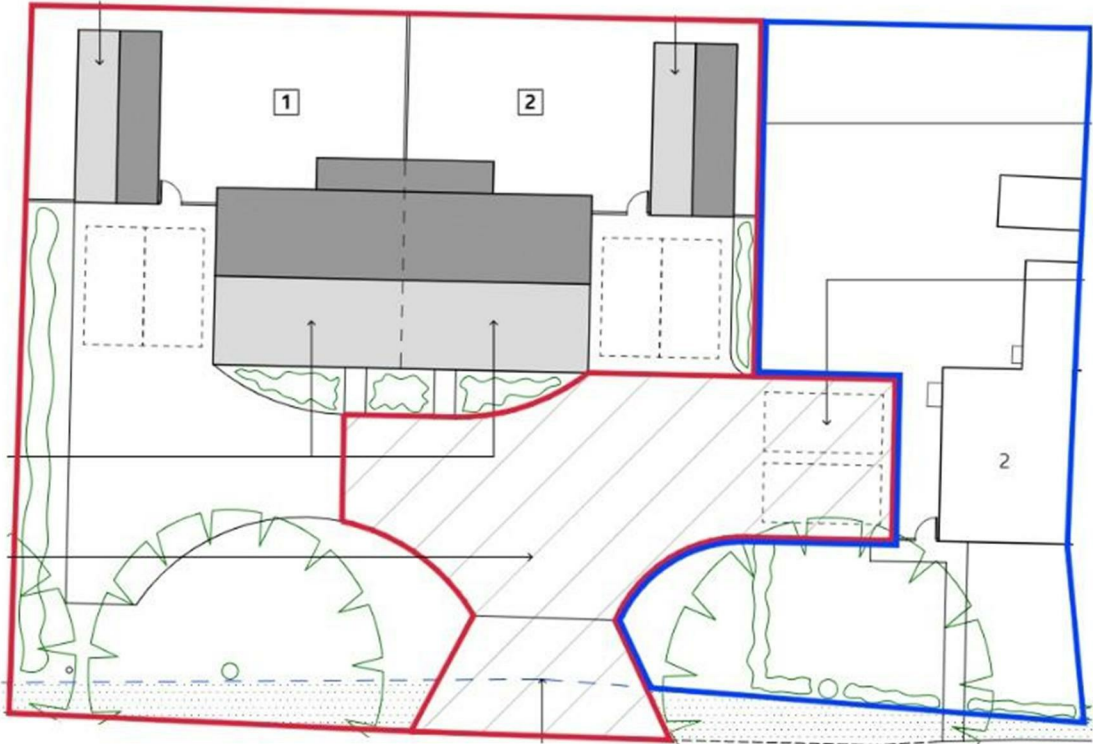
- Development Opportunity
- 0.3 acres of Land adjacent
- Existing Three Bedroom Cottage
  - Village Location
- Outline Planning Permission Granted for 2 Dwellings
  - Battisford, Stowmarket

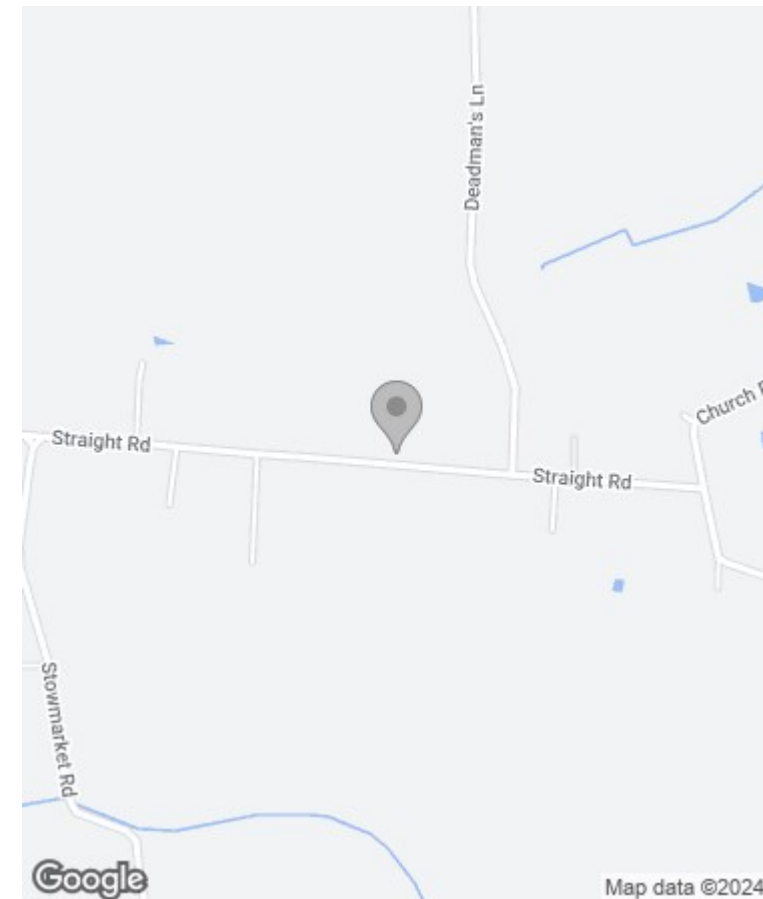
A fantastic opportunity to acquire this three bedroom cottage adjacent to 0.3 acres of land with outline planning permission for 2 residential dwellings and garages.

**Location**  
 The village of Battisford is approximately 5 miles south of the market town of Stowmarket, and 3 miles west of the small town of Needham Market. Both towns provide local shopping and schooling facilities, and Battisford itself retains a community village pub.

**Existing Property**  
 The original two storey building comprises kitchen and living room, on the ground floor, with three bedrooms on the first floor. A more modern single storey flat roofed extension comprises the bathroom, lobby and airing cupboard. The property has been un-occupied for a number of years and requires a complete overhaul and scheme of modernisation. Outside there is a brick outhouse and timber framed and asbestos cement sheet clad garage.

**Planning Permission**  
 The plot has outline planning permission for Erection of 2No dwellings and garages and Full Application for associated access, turning and parking for No. 2 School House.





## Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			1
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	