

**COMMERCIAL OR RESIDENTIAL PLOT**

Tayfen Road

Bury St. Edmunds, IP33 1TB

**Prominent lock up
store/workshop with
planning consent for two
bed townhouse. Of interest
to commercial owner
occupiers or developers.**

1,008 sq ft
(93.65 sq m)

- Existing building of 1,008 sq ft on a site of 0.027 acres
- Planning granted for three storey townhouse
- Prominent position opposite Weston Homes successful Tayfields development
- Unconditional offers sought in the region of £150,000

Tayfen Road, Bury St. Edmunds, IP33 1TB

Summary

Available Size	1,008 sq ft
Price	Offers in the region of £150,000
Business Rates	Upon Enquiry
VAT	Not applicable. We understand VAT is not payable.
Legal Fees	Each party to bear their own costs. The purchaser is to provide an undertaking for abortive legal costs.
EPC Rating	Upon enquiry

Description

The existing building comprises a basic lock up store with prominent frontage to Tayfen Road. The building is of brick construction under a flat roof with a concertina loading door to the front. A small rear yard is provided with shared access from Blomfield Street.

Mains power and water are connected. No WC provisions are provided.

Planning is granted for redevelopment of the site to provide a three storey two bed townhouse with off-street parking and courtyard garden.

Location

The property is situated on Tayfen Road approximately half a mile north of Bury St Edmunds town centre and a quarter of a mile south of the railway station. Tayfen Road has undergone residential redevelopment in recent years including The Lantern and Westons Homes Tayfields scheme which is directly opposite the subject property.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Workshop & premises	1,008	93.65	Available
Total	1,008	93.65	

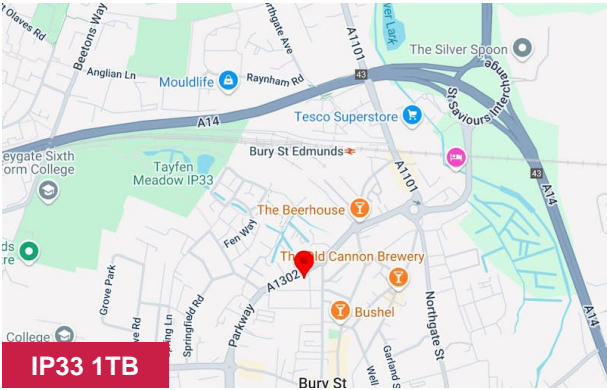
Terms

Unconditional offers sought.

Planning

Planning is granted for residential development under Ref DC/21/2371/FUL. Further info can be found at

<https://shorturl.at/qqsSY>



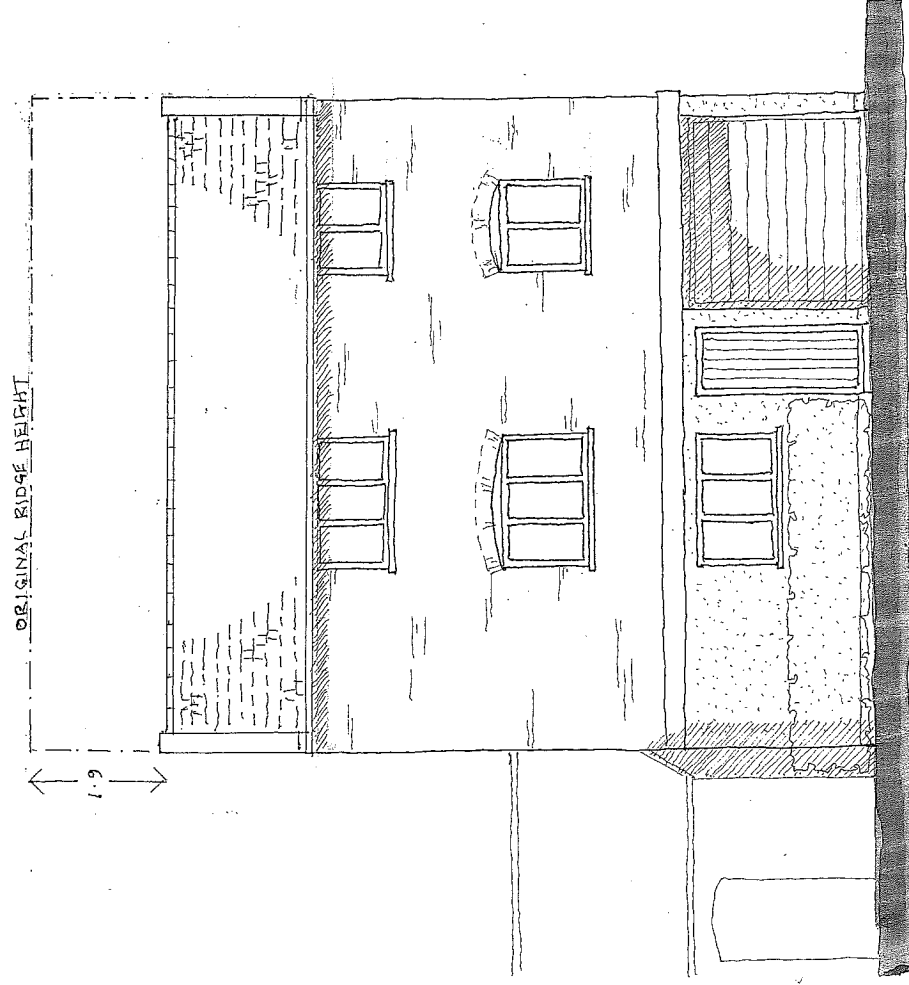
Viewing & Further Information



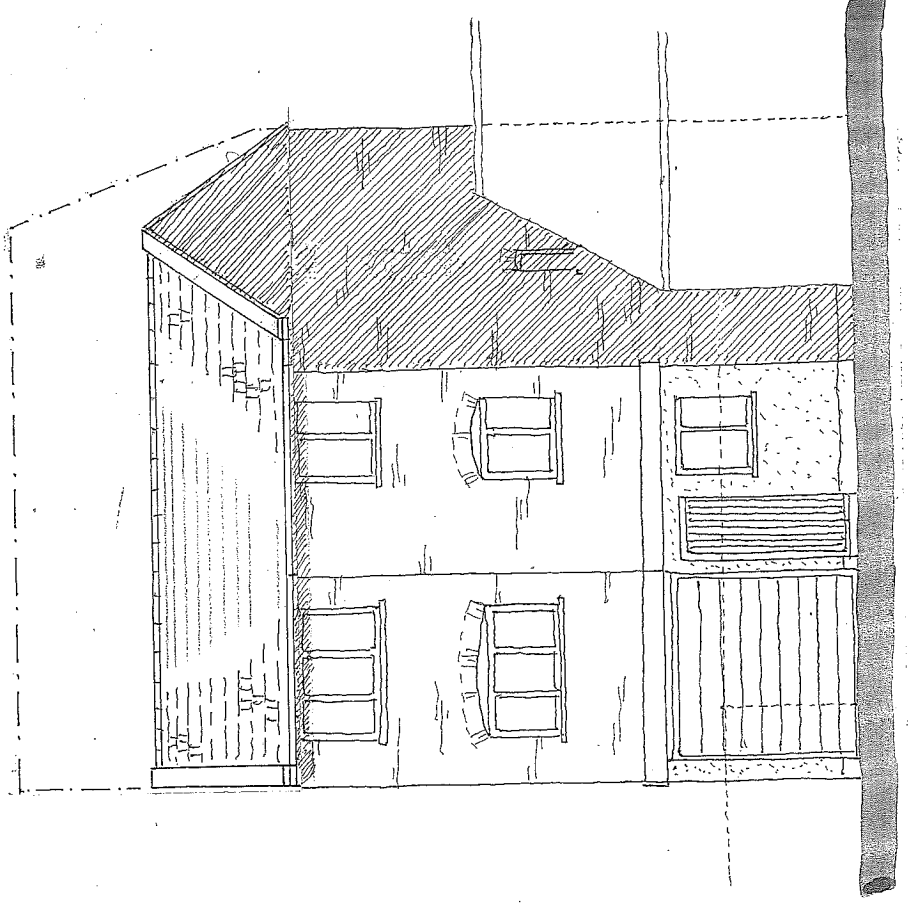
Richard Pyatt
01284 702626 | 07717758492
richard@hazells.co.uk



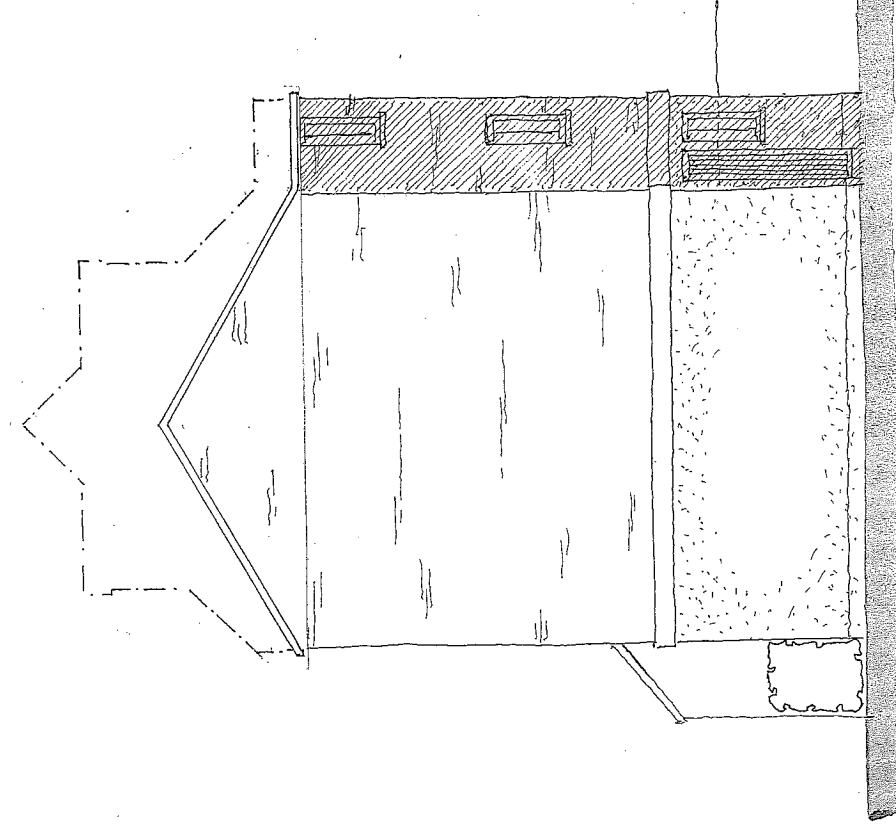
Francis Britton
01284 702626
francis@hazells.co.uk



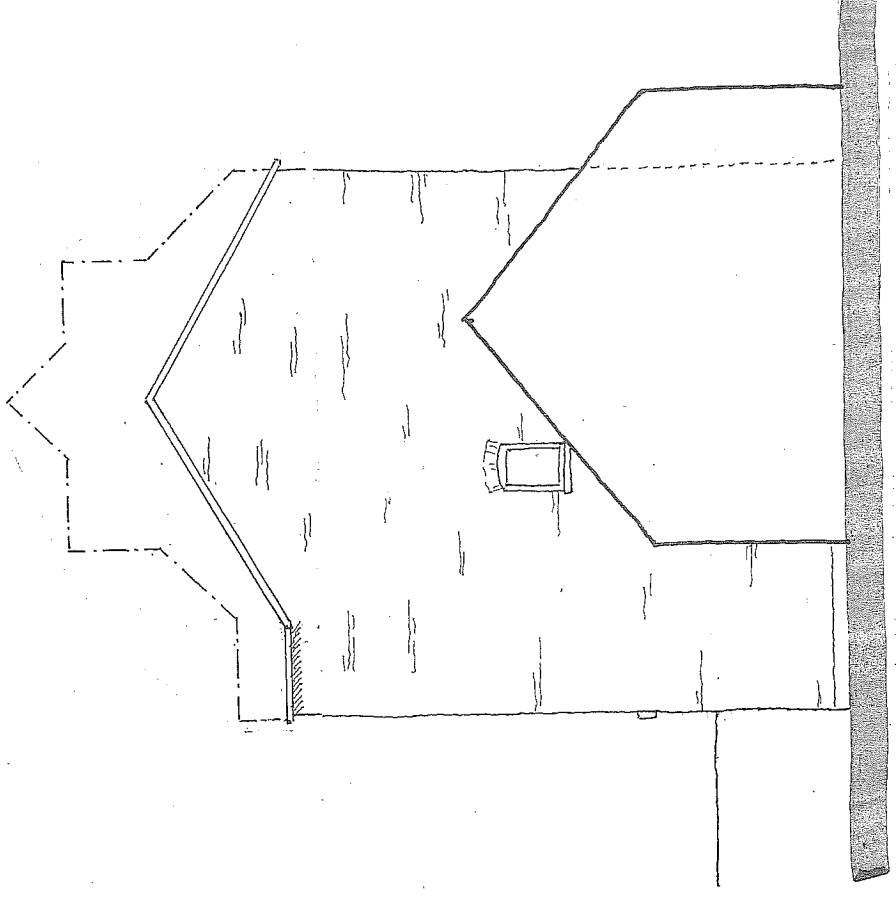
North West Elevation



South East Elevation



South West Elevation



North East Elevation



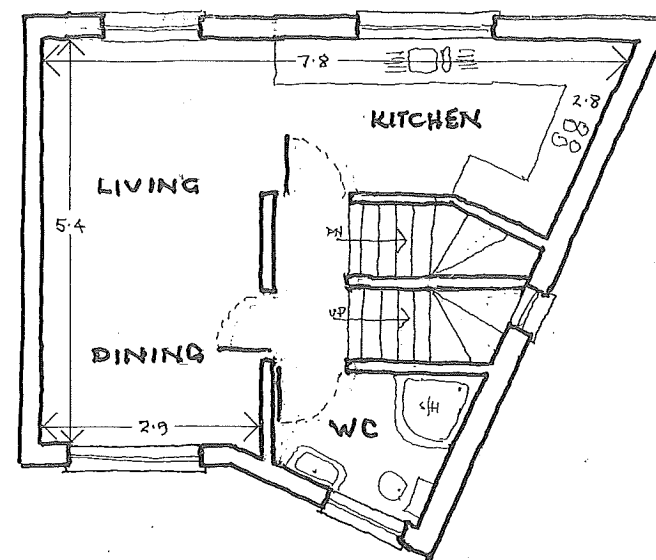
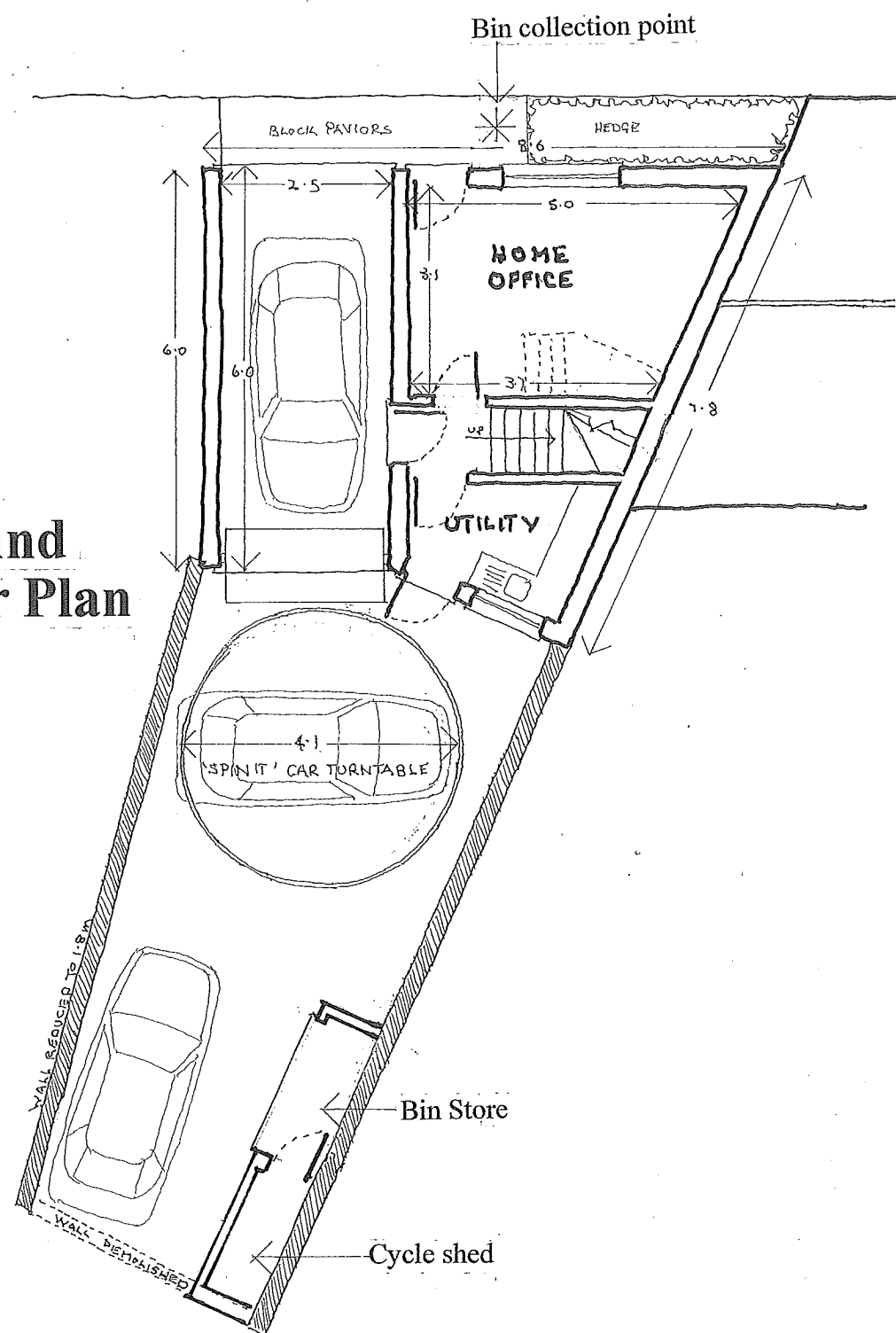
J P Barker & Sons

Tayfen Road

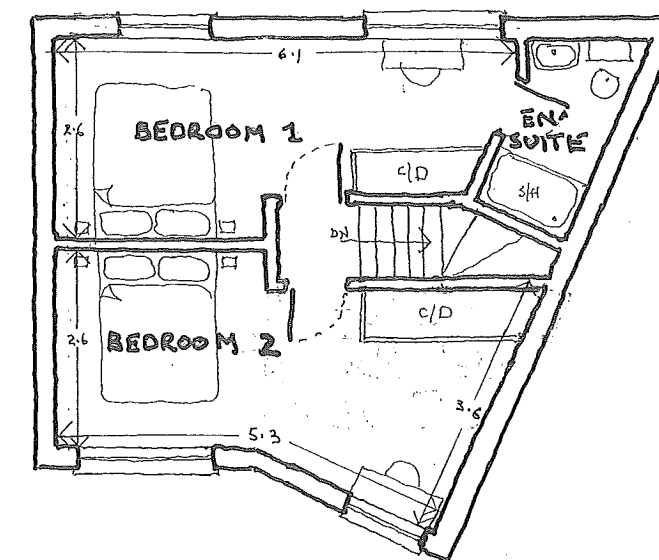
Bury St Edmunds

Client:	J P Barker & Sons
Site:	Scrap Facility Tayfen Road Bury St Edmunds
Project:	Demolition of existing building and erection of a dwelling
Title:	Proposed elevations
Scale:	1/100
Date:	July 2020
Dwg No:	TR/20/03/A
Revision No:	1/100
Drawn by:	FJD
THIRD FLOOR REMOVED	
F J Dowling	Architect
Boscombe House	
Ford Street Thetford	
Norfolk IP24 2EP	
Tel: 01842 763469	
Mobile: 07887 714854	
dowlingfrank@hotmail.com	

Ground Floor Plan

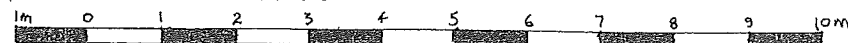


First Floor Plan

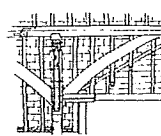


Second Floor Plan

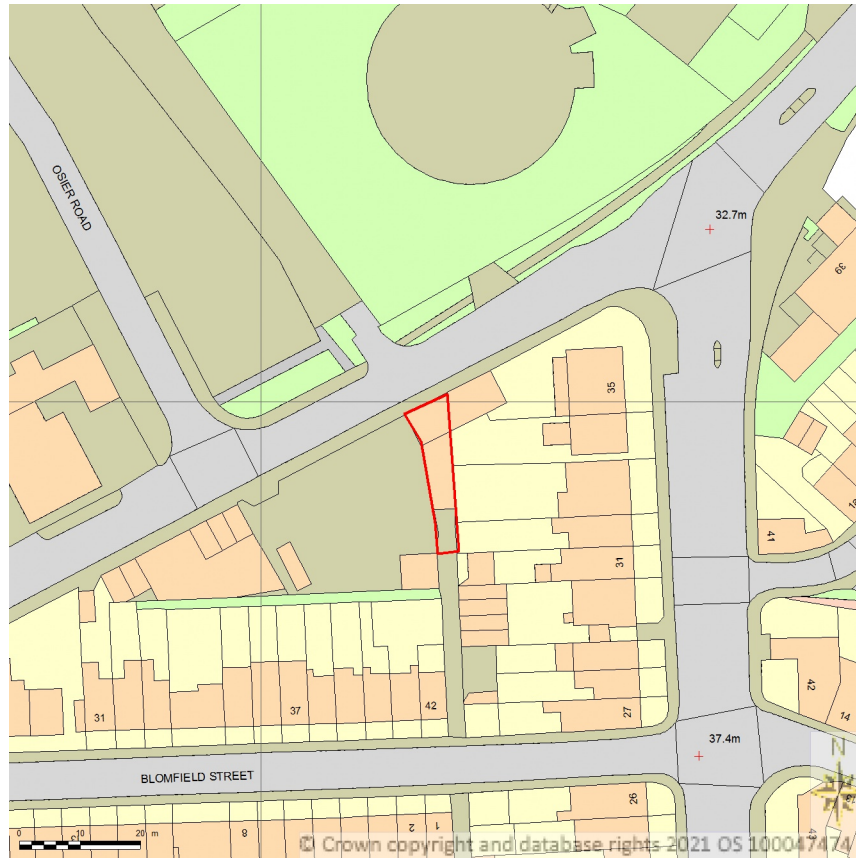
Scale: 1/100



J P Barker & Sons
Tayfen Road Bury St Edmunds

Client: Mr P Barker	
Site: Scrap Facility Tayfen Road Bury St Edmunds IP33 1TB	
Project: Demolition of existing building & erection of a dwelling	
Title: Proposed Floor plans	
Scale: 1/100	Date: Feb 2022
Dwg No: TH/20/02/D	Revision: 'C' Mar 2022
Drawn by: FJD	-Turntable enlarged
	-Bin Store & cycle shed added
	-Bin collection point added
	REVID 3RD FLOOR REMOVED
 F J Dowling MSc Hnt Cons Conservation & Design Consultant Boscombe House Ford Street Thetford Norfolk IP24 2EP Tel: 01842 763469 Mobile: 07887 714854 dowlingfrank@hotmail.com	

SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 585129, 264795



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