

**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	

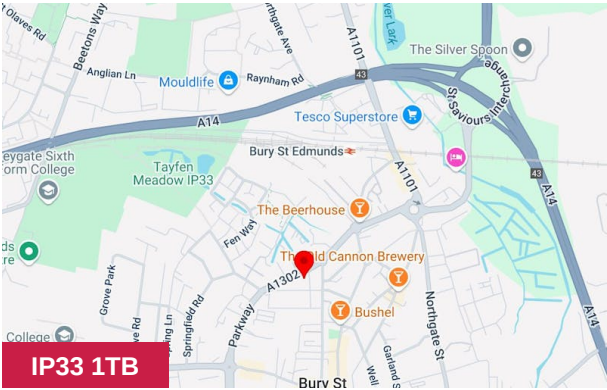
Terms

Unconditional offers sought.

Planning

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

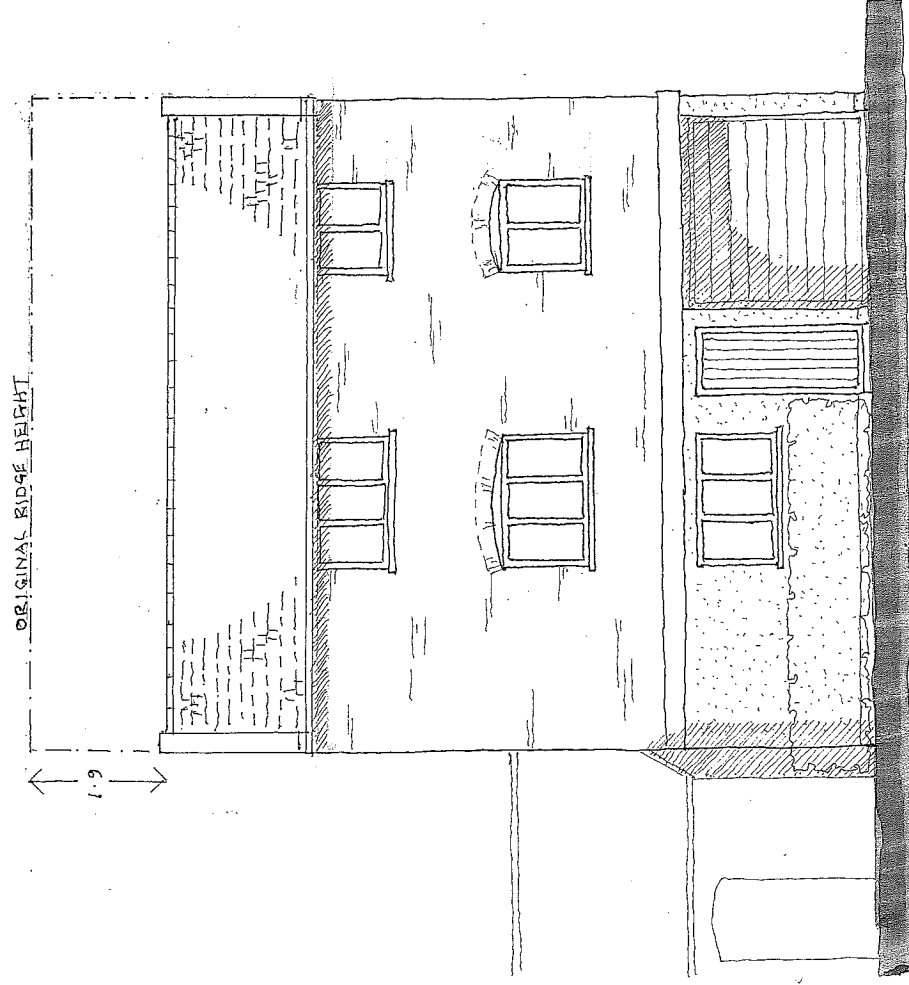
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Viewing & Further Information

 **Richard Pyatt**
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richard@hazells.co.uk

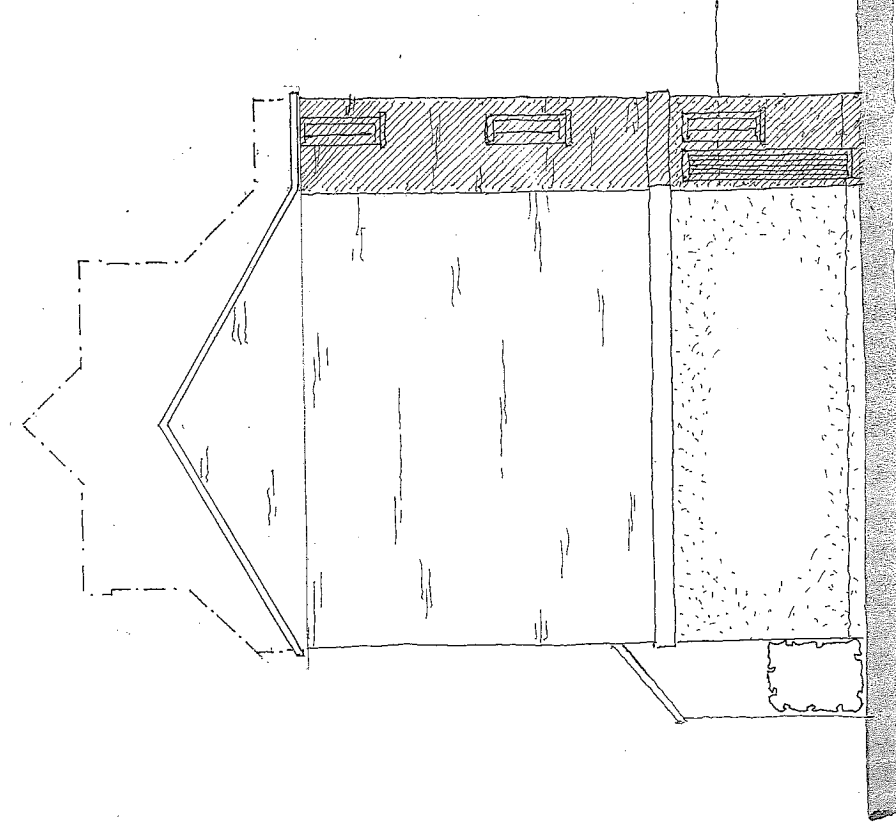
 **Francis Britton**
01284 702626
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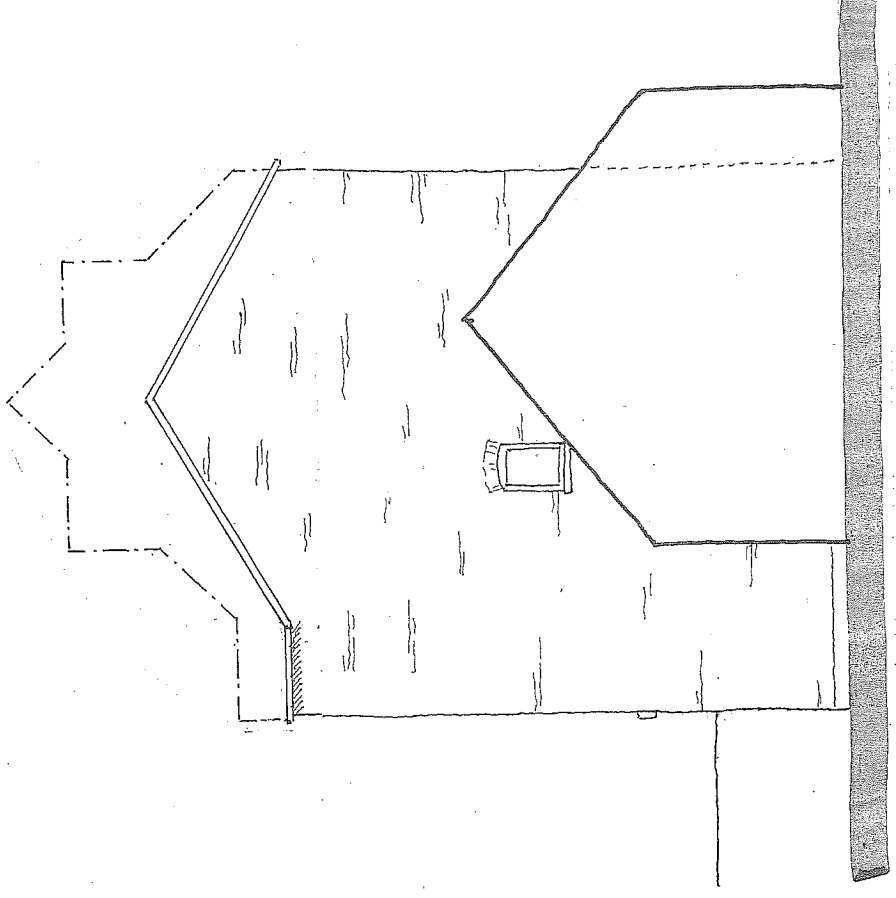
North West Elevation



South East Elevation



South West Elevation



North East Elevation

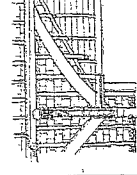


J P Barker & Sons

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
Drawn by:	FJD
Revision No:	1
Revision Description:	THIRD FLOOR REMOVED
Project Location:	Bury St Edmunds
Project Name:	Boscombe House
Project Address:	Ford Street Thetford Norfolk IP24 2EP
Project Tel:	01842 763469
Project Mobile:	07887 714854
Project Email:	dovlingfrank@hotmail.com



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Hand-drawn site plan of a property layout. The plan includes the following elements and dimensions:

- Top Boundary:** Labeled "Bin collection point" with a downward arrow. Below it is a "HEDGE" and a section labeled "BLOCK PAVINGS".
- Top Left Area:** A rectangular area with a width of 2.5 and a height of 6.0. It contains a car icon.
- Top Right Area:** A rectangular area with a width of 5.0 and a height of 3.1. It is labeled "HOME OFFICE".
- Center Area:** A rectangular area with a width of 3.1 and a height of 3.1. It contains a staircase labeled "UP". Below the staircase is a "UTILITY" room.
- Bottom Left Area:** A circular area with a diameter of 4.1, labeled "'SPIN IT' CAR TURNABLE".
- Bottom Right Area:** A rectangular area with a width of 7.8 and a height of 1.8. It contains a "Bin Store" and a "Cycle shed".
- Left Boundary:** A diagonal line labeled "WALL REDUCED TO 1.8m".
- Bottom Boundary:** A diagonal line labeled "WALL DEMOLISHED".

A hand-drawn floor plan of a house, oriented with the entrance at the top. The plan includes the following rooms and features:

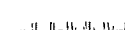
- Living Room:** Located on the left side, with a vertical dimension of 5.4.
- Dining Room:** Located below the living room, with a horizontal dimension of 2.9.
- Kitchen:** Located at the top right, with a horizontal dimension of 7.8 and a vertical dimension of 2.8. It contains a sink and stove symbol.
- WC (Toilet):** Located at the bottom right, containing a toilet and a bathtub.
- Staircase:** Centrally located, with arrows pointing up and down, labeled 'UP' and 'DOWN' respectively.
- Entrance:** Indicated by a dashed line at the top center.
- Windows:** Represented by double lines along the top and right walls.
- Dimensions:** 5.4 (vertical, left), 2.9 (horizontal, bottom left), 7.8 (horizontal, top), and 2.8 (vertical, top right).

A hand-drawn floor plan of a house. The layout includes two bedrooms, a bathroom, and an ensuite suite. The dimensions are as follows:

- Bedroom 1:** Located at the top left, with a width of 2.6 and a length of 6.1.
- Bedroom 2:** Located at the bottom left, with a width of 2.6 and a length of 5.3.
- Bathroom:** Located at the bottom right, with a width of 3.6.
- Ensuite Suite:** Located at the top right, containing a bathtub (S/H) and a toilet.
- Central Area:** Contains a staircase (D) and two closets (C/D).

The plan is drawn with simple lines and includes labels for each room and dimension lines with arrows indicating measurements.

J P Barker & Sons
Tayfen Road Bury St Edmunds

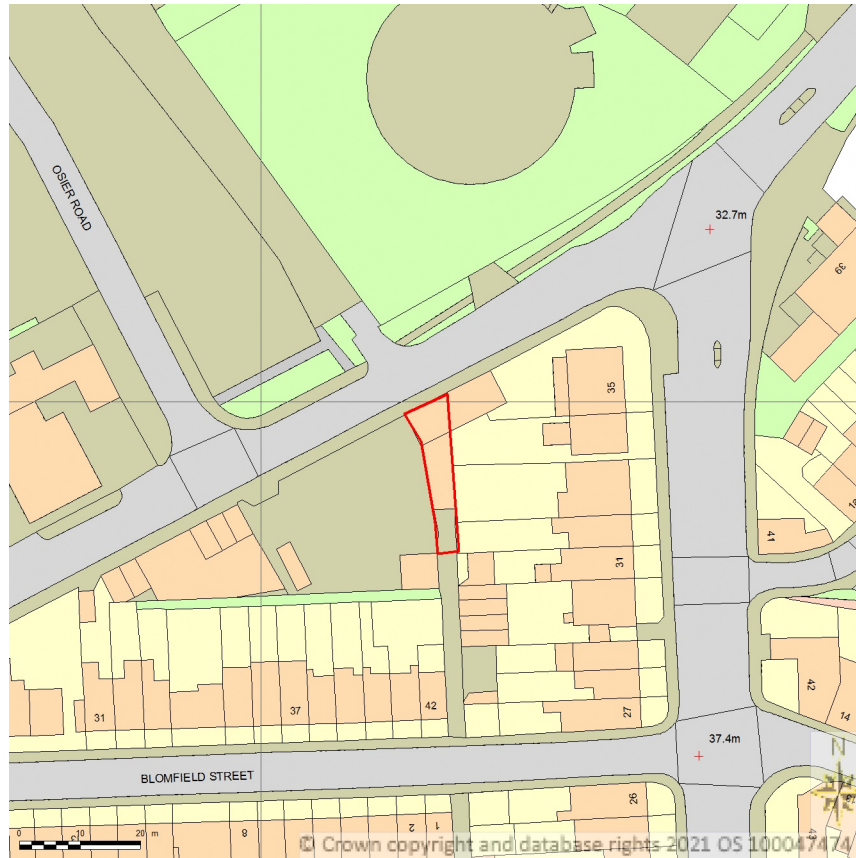


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Revision: 'C' Mar 2022
-Turntable enlarged
-Bin Store & cycle
shed added
-Bin collection point
added
REMOVED 3RD FLOOR
REMOVED

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



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