

DAVID
BURR

Celebrating 25 years



Land North East of The Mere, All Saints Road, Creting St. Mary, Ipswich, IP6 8PW

An exceptional chance to secure a well-positioned plot in the picturesque village of Creting St Mary, benefiting from outline planning permission (granted Feb 2025) for two detached new homes. This rare offering presents the perfect opportunity to create a bespoke scheme in a highly desirable rural location.

Guide Price of £350,000

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Development: Outline planning has been passed for two detached dwellings with garages located to the side of each plot.

The development land is relatively flat grassland with ditches located on the north-east boundary and again on the southern boundary with a small pond located at the bottom of the development.

A track of 10 meters in width is to be created by the buyers for the current landowners to take ownership of, so they can continue access into the rear field. A right of access will be agreed for the two new dwellings over the front part of the road.

Please note that buyers will be liable for a CIL charge from Babergh District Council.

The land is currently registered under the title number: SK175511. It will be separated on to its own title.

Location:

- Stowmarket - 6 Miles (Direct train links to London Liverpool Street)
- Ipswich - 10 Miles (Direct train links to London Liverpool Street)
- Framlingham - 14 Miles
- Woodbridge - 17 Miles
- Bury St Edmunds - 21 Miles (Direct train links to Cambridge)



Viewing strictly by appointment with David Burr

Land & New Homes	(01787) 888699
Castle Hedingham	(01787) 463404
Clare	(01787) 277811
Leavenheath	(01206) 263007
Long Melford	(01787) 883144
Newmarket	(01638) 669035
Woolpit	(01359) 245245
Bury St Edmunds	(01284) 725525
Linton & Villages	(01440) 784346
London	(020) 78390888

Disclaimer: 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. We recommend buyers do their own investigations.

Services: None of the services have been tested by the agent. But they are believed to be within proximity of the development.

Local Authority: Babergh & Mid Suffolk District Council

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