



DAVID  
BURR

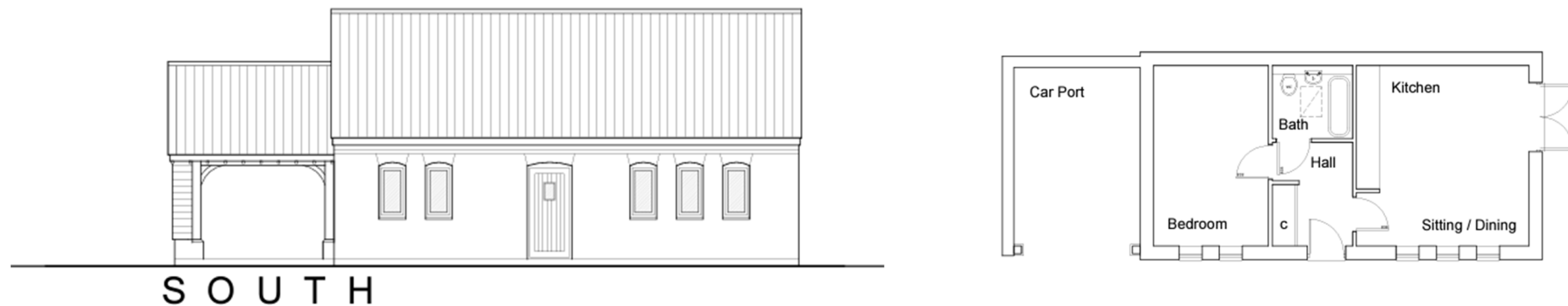
**Land to rear of Ruse House  
Hall Street, Long Melford, Suffolk**

# LAND TO REAR OF RUSE HOUSE, HALL STREET, LONG MELFORD, SUFFOLK, CO10 9JF

Long Melford is a fine village characterised by its wide variety of architecture, shops and famous green dominated by the Holy Trinity Church (once described as the most moving parish church in England). The nearby market towns of Sudbury (3 miles) and the cathedral town of Bury St Edmunds (15 miles) offer a comprehensive range of facilities, the former with a commuter rail link to London Liverpool Street (90 minutes).

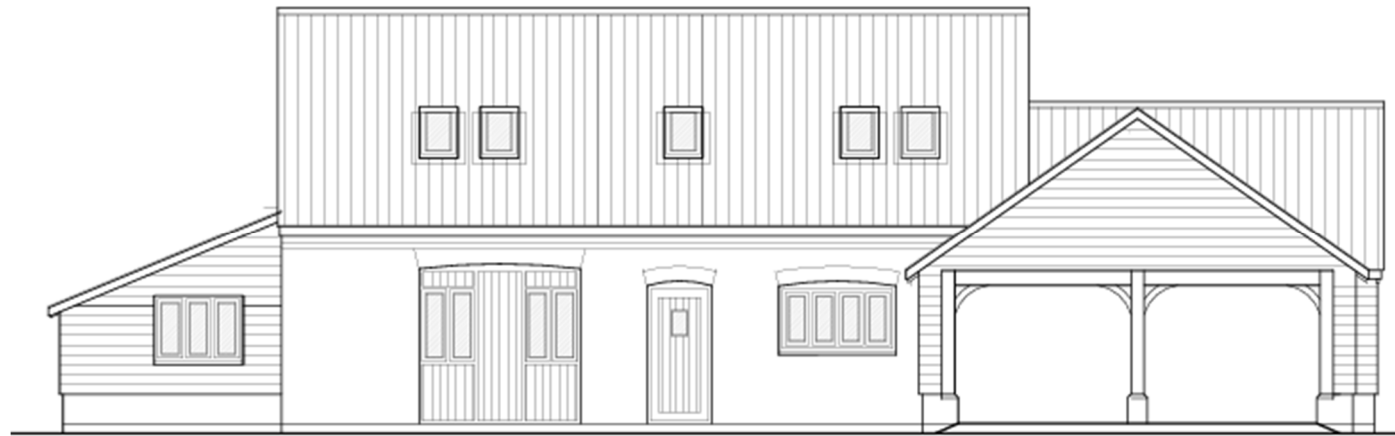
A rare opportunity to acquire a site with detailed planning permission for 2 no. detached residential dwellings in the centre of a highly desirable and well-served village. Plot 1 provides for a detached single storey dwelling with an open plan kitchen/sitting/dining room, a bedroom and a bathroom with a single carport. Plot 2 is a detached one and a half storey dwelling comprising an entrance hall, kitchen, sitting/dining room and utility. On the ground floor are two bedrooms and two bathrooms (one en-suite to the master together with a dressing room), and two further bedrooms and one bathroom on the first floor. Plot 2 benefits from a double cartlodge. Both properties will have private outside space and off-road parking spaces and will be served by a shared driveway from Cordell Road. For more information search Babergh District Council planning portal using reference number DC/22/05876.

## **A development opportunity with detailed planning permission granted for 2 no. dwellings in the centre of one of East Anglia's most sought-after villages.**

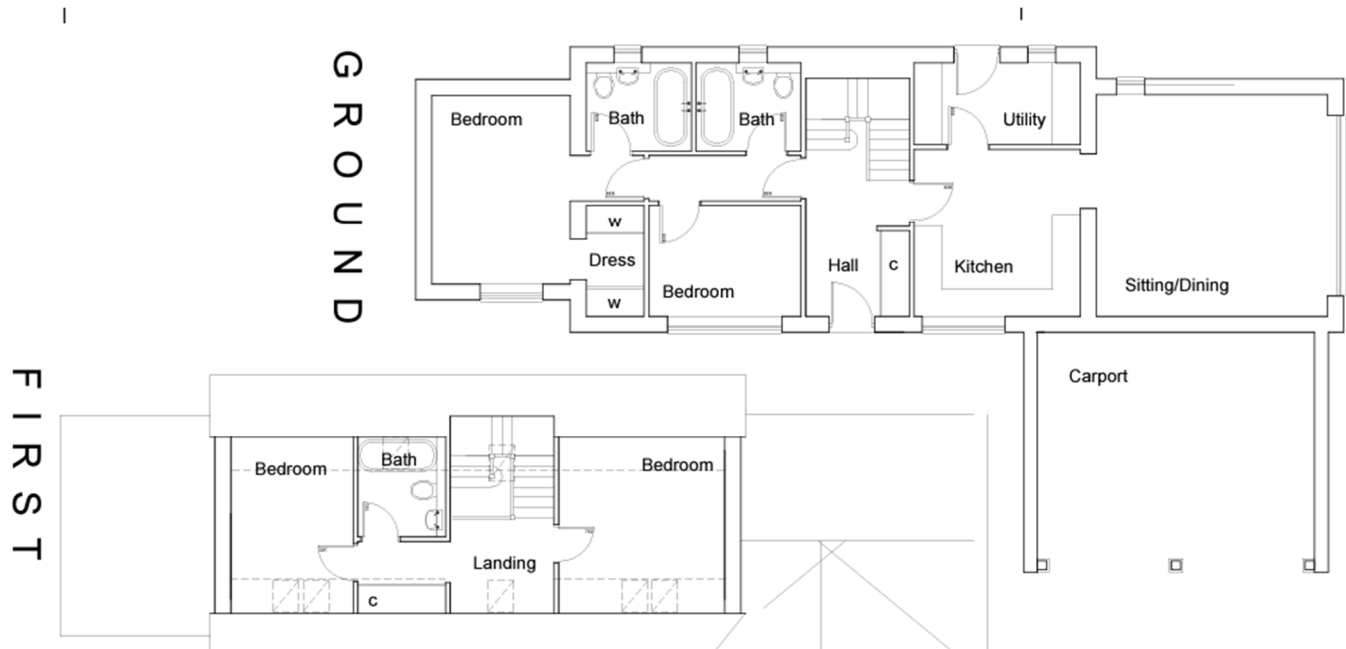


**Plot 1 – Detached single storey dwelling**

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N O R T H

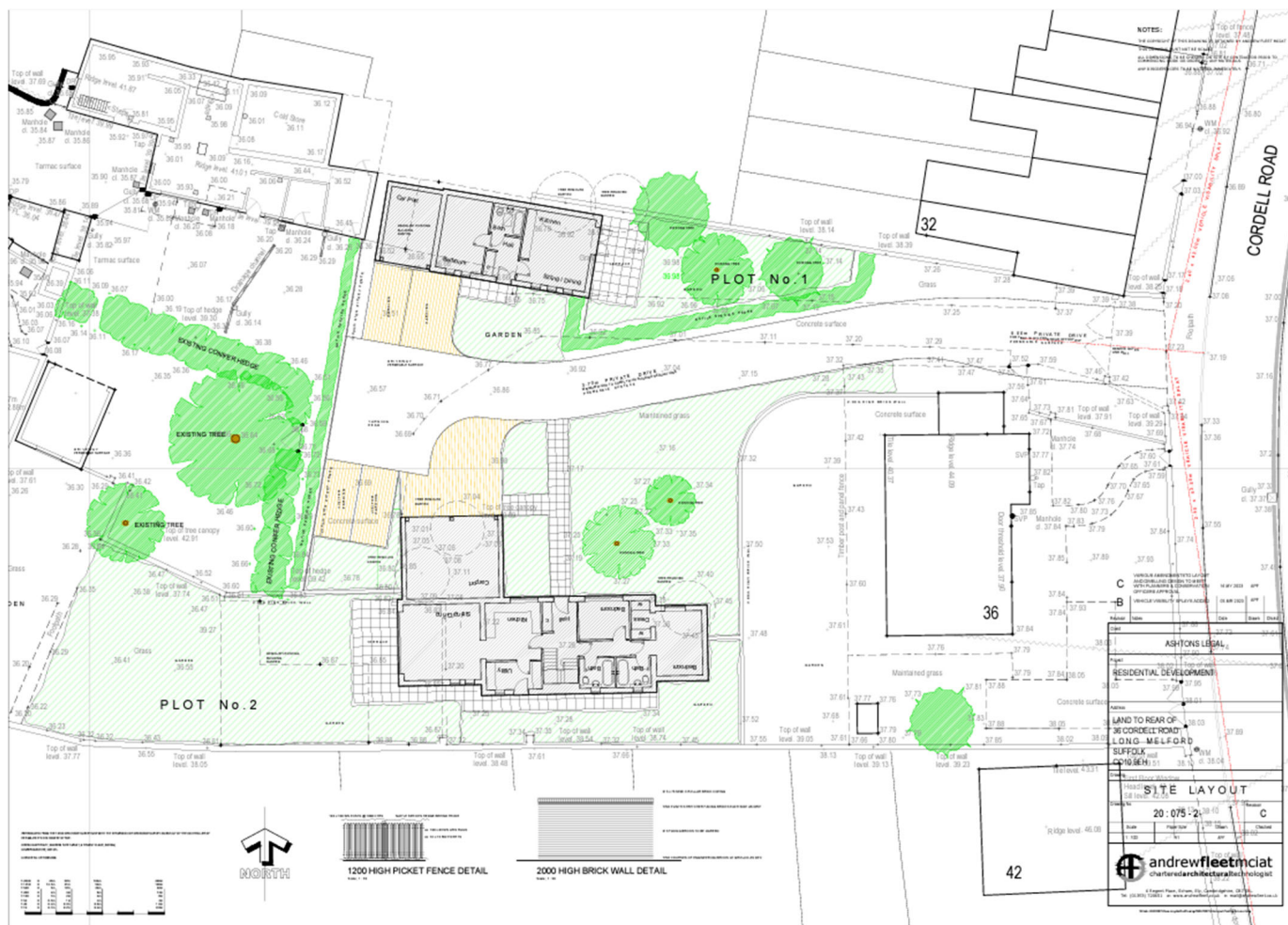


**Plot 2 – Detached 1.5 storey dwelling**

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## Site Layout Plan

## Agents Notes



An overage clause applies where the buyer looks to increase the net developed area or obtains an increase in the number of units throughout the site. For more information on the specific terms of the clause please contact the office.

It will be the purchaser's responsibility to make good the side wall of an existing outbuilding which remains with Ruse House following the demolition of part of the same. It will also be the purchaser's responsibility to erect fencing between the house and the development site and between the plots.

For more information and to discuss projected gross development values please contact the Long Melford office on 01787 883144

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**NOTICE:** 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. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.