



**Swift's Riding,
Preston St Mary, Suffolk**

**DAVID
BURR**

Swift's Riding, Whelp Street, Preston St Mary, Sudbury, Suffolk, CO10 9NJ

Preston St Mary is a pretty Suffolk village situated within easy reach of Lavenham (2 miles) with its wide range of amenities including shops, pubs, restaurants, primary school and doctors' surgery. The village has its own church and pub and is on the whole surrounded by countryside and farmland. The village of Long Melford is about 8 miles, whilst the Cathedral town of Bury St Edmunds is 14 miles and the market town of Sudbury, with its commuter rail link to London's Liverpool Street is 9 miles.

This is a fantastic opportunity to purchase a one acre building plot with planning permission for a four-bedroom detached house with river frontage in a quiet secluded part of Suffolk. Buyers should satisfy themselves in respect of their responsibilities when completing the build by looking over the full granted planning permission on the Babergh website <https://planning.baberghmidsuffolk.gov.uk/> using reference number DC/25/01473.

A splendid building plot in a rural part of Suffolk totalling circa 1 acre. Guide Price: £300,000-£325,000.

The plans that have been passed are for a four-bedroom detached dwelling including two en-suited bedrooms, with an open plan kitchen/dining room to first flooring leading onto a balcony, with a further reception to ground floor opening out onto the rear garden. A private driveway brings you to the front of the property with planning permission for a range for a range of outbuildings with the private rear garden leading down to the River Brett. Sitting on a quiet lane the property will occupy a wonderfully rural setting surrounded by rich countryside views on the outskirts of the thriving village community of Preston St Mary with the historic village of Lavenham beyond.

AGENTS NOTE: As mentioned earlier buyers should completely satisfy themselves with the planning permission that has been granted and their responsibilities before engaging with any costs. The current plans do have an office/ commercial use to some rooms downstairs and this should also be considered.

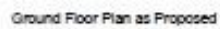
SERVICES: We understand that water has been connect to the site along with a septic tank that has been partially installed. We have been informed that power can be gained from the telegraph within the plot. **NOTE:** None of the services have been tested by the agent.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

WHAT3WORDS: ///sharp.rekindle.sliding

VIEWING: Strictly by prior appointment only through DAVID BURR.

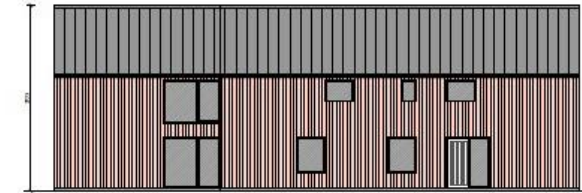
NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No 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.



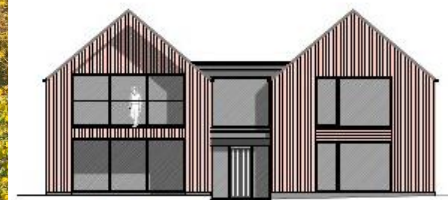
Whelp St



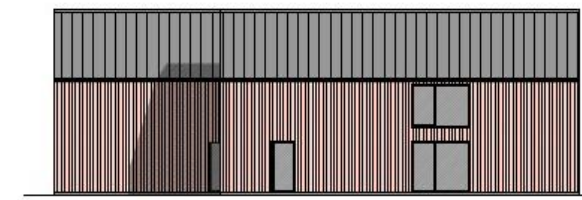
North-West Elevation as Proposed



North-East Elevation as Proposed



South-East Elevation as Proposed



South-West Elevation as Proposed

