



Mortimer &
Gausden

INDEPENDENT ESTATE AGENTS

Multiple Building Plots, Bury Road, Lawshall,
Bury St. Edmunds, IP29 4PJ

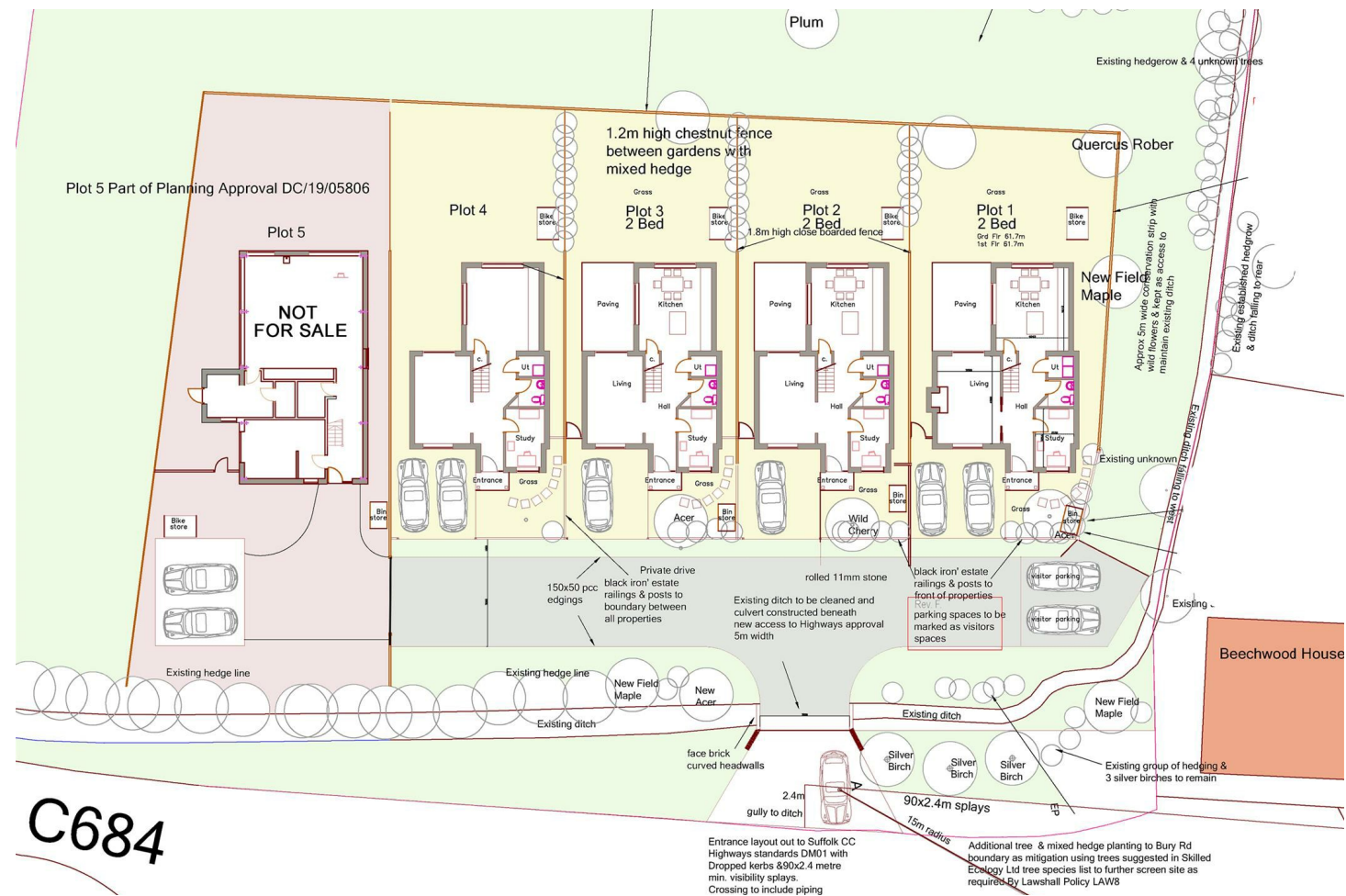
Guide Price
£475,000

4 Desirable building plots in a pleasant village setting

An excellent opportunity has arisen to purchase 4 building plots in a superb village setting.

Full planning consent has been granted for the erection of 5 detached dwellings, with one of the plots already sold. The remaining 4 plots are now available to purchase as 1 lot. Details of the planning consent can be found on the website: <https://planning.baberghmidsuffolk.gov.uk> and by searching reference DC/19/05806 in the planning section

This multiple plot backs onto a paddock and has a semi rural feel whilst still being within easy reach of all village amenities.



- 4 Building plots to be sold as 1 lot
- Occupying a popular village location
- Backing onto paddock land
- Electricity and drainage on site
- Driveway already partially constructed

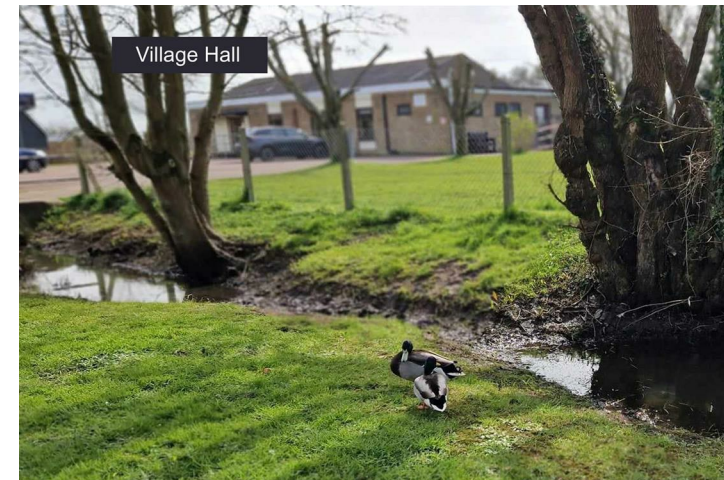


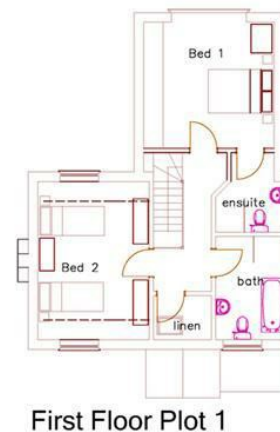
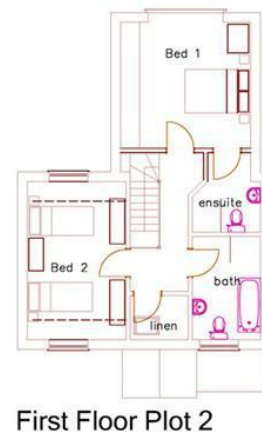
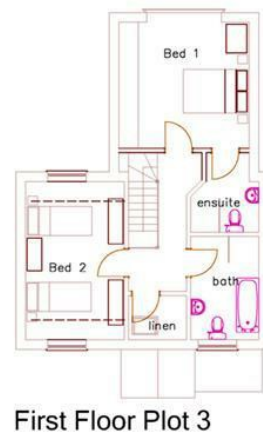
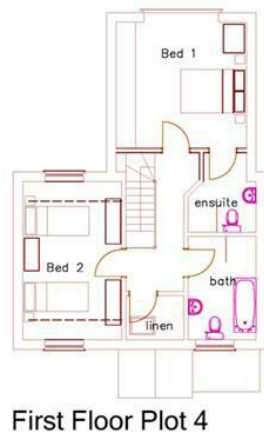
As previously mentioned, the 4 plots occupy an excellent setting, close to the village centre and within easy reach of open countryside. The main infrastructure of the site is already provided with the driveway, electricity and mains drainage in place. Each plot has an average length of 25 metres and an average width of 9.5 metres. The site includes a designated nature strip to the rear for the planting of new trees etc. The current layout for Plot 1 has a floor area of 119 sqm (1280 sq ft) Plots 2,3,& 4 have a floor area of 115.2 sqm (1240 sq ft)

Lawshall, is a lovely village with a strong sense of community. Many of the properties in the village are either period or are of an individual design. Situated around 6 miles from the Historic market town of Bury St Edmunds and around 9 miles north of Sudbury, Lawshall has a number of local amenities including a pre-school, primary school, church, public house, community centre and recreation ground.

Agents Note: Community Infrastructure Payments will apply.

Directions. Lawshall can be reached from various directions and all roads lead into the village centre. The plots are located on Bury Road which is the road that comes into the village from Hawstead. The plots are marked by our for sale board.





Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.

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