



Broad Road, CB9 7JJ



Broad Road

Thurlow,
CB9 7JJ

An opportunity to acquire an individual building plot in a sought-after Suffolk village with Outline Planning Permission for 2 semi-detached houses. The property stands in a delightful semi rural location with exceptional far reaching views over the surrounding countryside. Planning permission has been granted by West Suffolk District Council reference DC/22/2148/OUT and was approved under reserved matters on 16 February 2023.

LOCATION

Great and Little Thurlow combine to form one of the areas most charming and practical villages. The village is set amidst the land of The Thurlow Estate and is home to a pleasing mix of grand residences, chocolate box cottages and family homes. An excellent and thriving community is supported by good facilities including, public house, church, well regarded junior school, village hall and playing fields. Further facilities are available in Haverhill (4 miles), Newmarket (10 miles) and the city of Cambridge (22 miles). There are mainline stations at Newmarket, Cambridge and Audley End (19 miles). London Stansted Airport is around 30 miles.

Guide Price £350,000



SITE

The site is located within a cluster of 18 homes situated on Broad Road, Little Thurlow. It has previously been cleared and is presently covered with recent vegetation growth. The frontage is approximately 17m and maximum depth is 36m, subject to an on-site survey.

PLANNING PERMISSION

Outline planning permission has been granted by West Suffolk District Council with reference Application No: DC/22/2148/OUT and this was approved under reserved matters on 16/02/2023.

Details are available at westsuffolk.gov.uk/planning

Dwelling A is 1937 sq ft
Dwelling B is 1442 sq ft

SERVICES

The mains water and electricity are located nearby and interested parties should make their own enquires as to the exact location and suitability of these connections.

VIEWING

By appointment via the sole agents Cheffins.

AGENT'S NOTES

- Tenure - Freehold
- Council Tax Band - N/A
- Property Type - Building plot
- Square Footage - Dwelling A 1937 sqft / Dwelling B 1442 sqft
- Parking - Driveway

UTILITIES/SERVICES

- Electric Supply - To be connected
- Water Supply - To be connected
- Sewerage - To be connected
- Heating - N/A
- Broadband - To be connected (Ultrafast broadband connection available in area)
- Mobile Signal/Coverage - Limited

- Rights of Way, Easements, Covenants





Guide Price £350,000
Tenure - Freehold
Council Tax Band - N/A
Local Authority - West Suffolk

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.