

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 semidetached 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



CHEFFINS

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

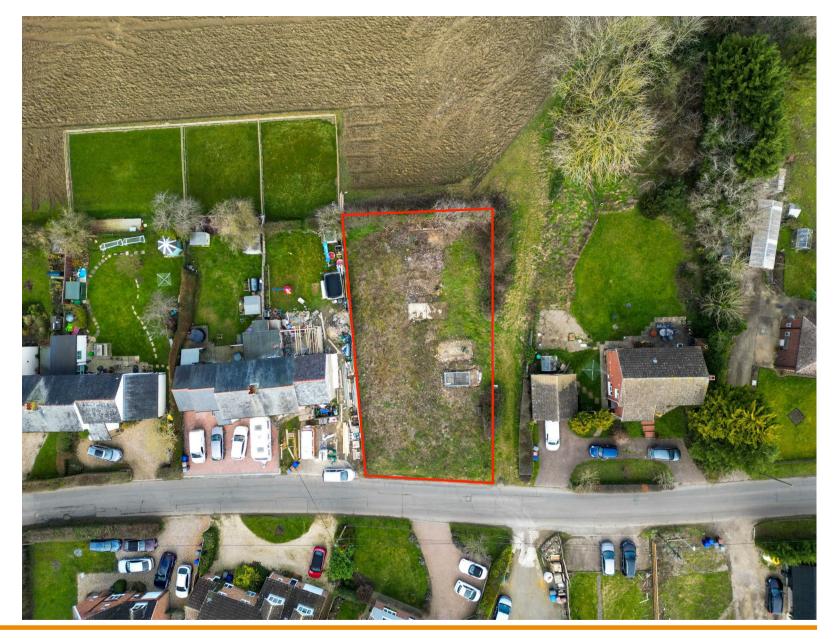
By appointment via the sole agents Cheffins.

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





