



Sparrows Lodge, 1 Blacksmith Close, Lawshall

Guide Price £250,000



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Sparrows Lodge, 1 Blacksmith Close

Lawshall, Bury St Edmunds

- Approximately 1/3 acre plot (STS)
- Backing onto paddock land
- Occupying a popular village location
- Electricity and drainage connected
- Foundations, blockwork to ground level completed

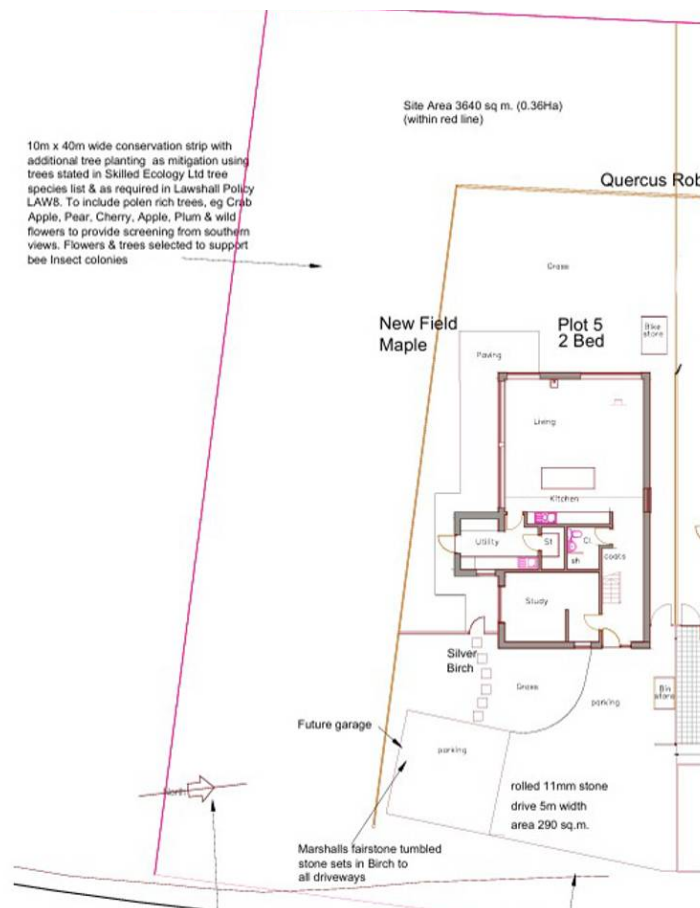
An excellent opportunity has arisen to purchase a generous building plot of approximately one-third of an acre (STS), with full planning approval (Ref: DC/24/00081) granted on 10 May 2024.

The approved plans allow for the construction of an attractive two-storey barn-style dwelling of around 1,900 sq. ft., featuring a slate roof and a stylish combination of zinc profiled sheet cladding and cream/grey stock brickwork, complemented by dark grey joinery.

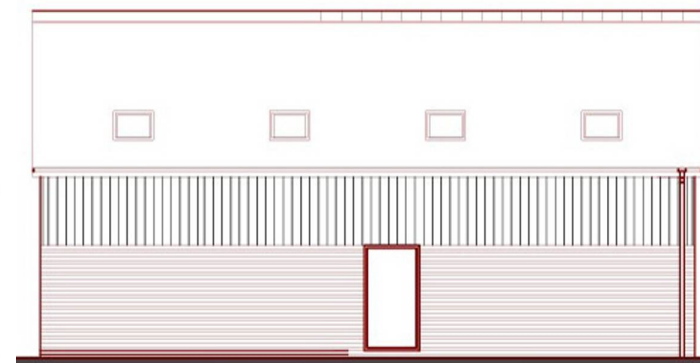
Significant groundwork has already been completed, including foundations, blockwork to ground level, and the installation of main services.

Enjoying a delightful semi-rural setting and backing onto a paddock, the plot offers both tranquillity and convenience within easy reach of all village amenities in the desirable community of Lawshall, just a short drive from Bury St Edmunds and Sudbury.

<https://planning.baberghmidsuffolk.gov.uk/online-applications/DC/24/00081> and [DC/20/03245](https://planning.baberghmidsuffolk.gov.uk/online-applications/DC/20/03245)



South Elevation



North Elevation



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Reception Hall

Study

14' 9" x 10' 10" (4.50m x 3.30m)

Living Room/Kitchen

16' 1" x 6' 7" (4.90m x 2.00m)

Utility

Master Bedroom

14' 9" x 10' 10" (4.50m x 3.30m)

Dressing Area

7' 10" x 6' 3" (2.40m x 1.90m)

En-suite

10' 6" x 6' 7" (3.20m x 2.00m)

Bedroom 2

12' 4" x 11' 10" (3.75m x 3.60m)

Bedroom 3

11' 2" x 8' 10" (3.40m x 2.70m)

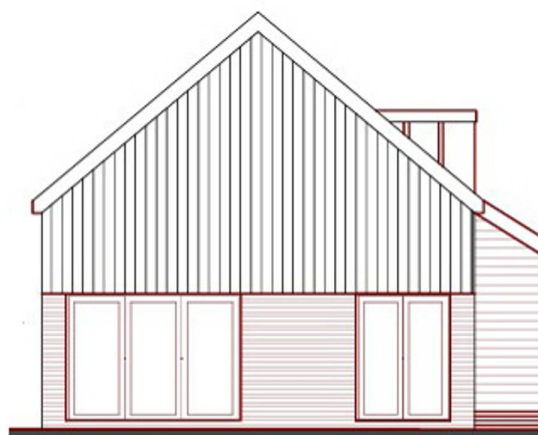
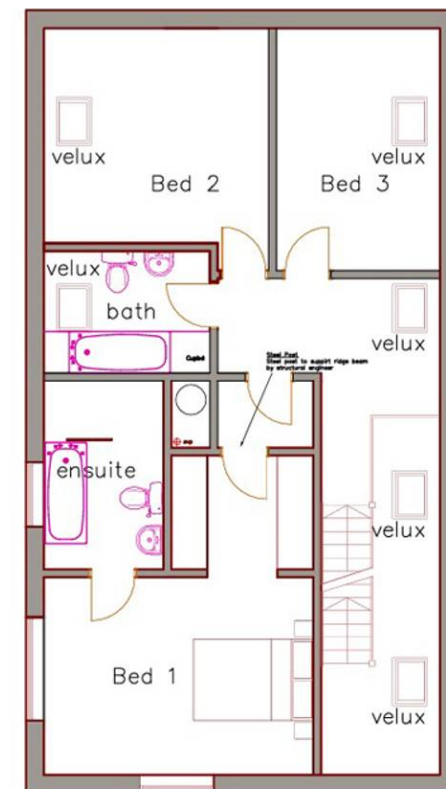
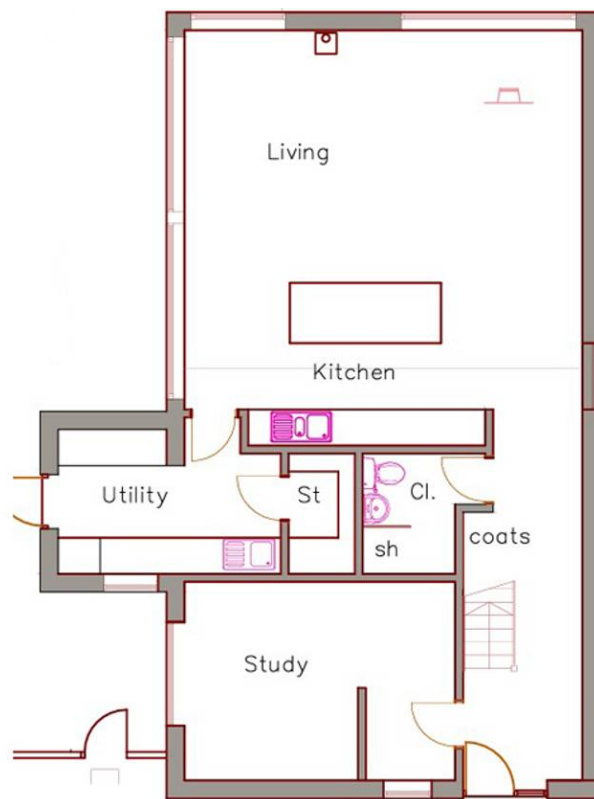
Bathroom

9' 2" x 6' 7" (2.80m x 2.00m)

Lawshall is a charming village with a strong sense of community. The area features a variety of character properties, many of which are period homes or individually designed residences. Located approximately 6 miles from the historic market town of Bury St Edmunds and around 9 miles north of Sudbury, Lawshall offers a range of local amenities including a pre-school, primary school, church, public house, community centre, and recreation ground.

Agents Note: Community Infrastructure Levy (CIL) payments will apply. For further information, please contact the selling agent.

Directions. The plots are located on Bury Road which is the road that comes into the village from Hawstead.



West Elevation



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