

DAVID  
BURR



## **Self-build plot at, Bury Road, Cockfield, Bury St. Edmunds, IP30 0LB**

A self-build opportunity situated within a highly regarded Suffolk village of Cockfield.

Ideally positioned within close proximity of the A134 and A14, offering excellent connectivity for commuters whilst enjoying a discreet, tucked away position.

**Guide £200,000**

Plot At Plantation Lodge, Bury Road, Cockfield, Bury St. Edmunds, IP30 0LB

## Application

Reserve matters was granted on appeal in February 2026 to allow for a single dwelling. Please note that application is for self-purposes only. The appeal decision can be found on the Babergh & District website under the original Ref DC/25/01064 with the appeal being passed under Appeal Ref: 6001472.

## Site and Rights

Upon entering the secure gated access, the land sits prominently on the right-hand side, offering an immediate sense of arrival and exclusivity. The main plot opens onto a generous, level area ideal for development naturally framed on three sides by mature trees and established shrubbery, creating a private and tranquil setting. To the rear, the parcel enjoys uninterrupted views across open

farmland, providing a rare combination of seclusion and expansive countryside outlook.

The current owner will own the access way along with the roadway leading in which this self build property will connect on to. The owner has confirmed that he will give a full right of access across the shared parts of the driveway.

## Location and services

Set just off the A141 this parcel of land is within proximity of:

Bury St Edmunds - 8 Miles

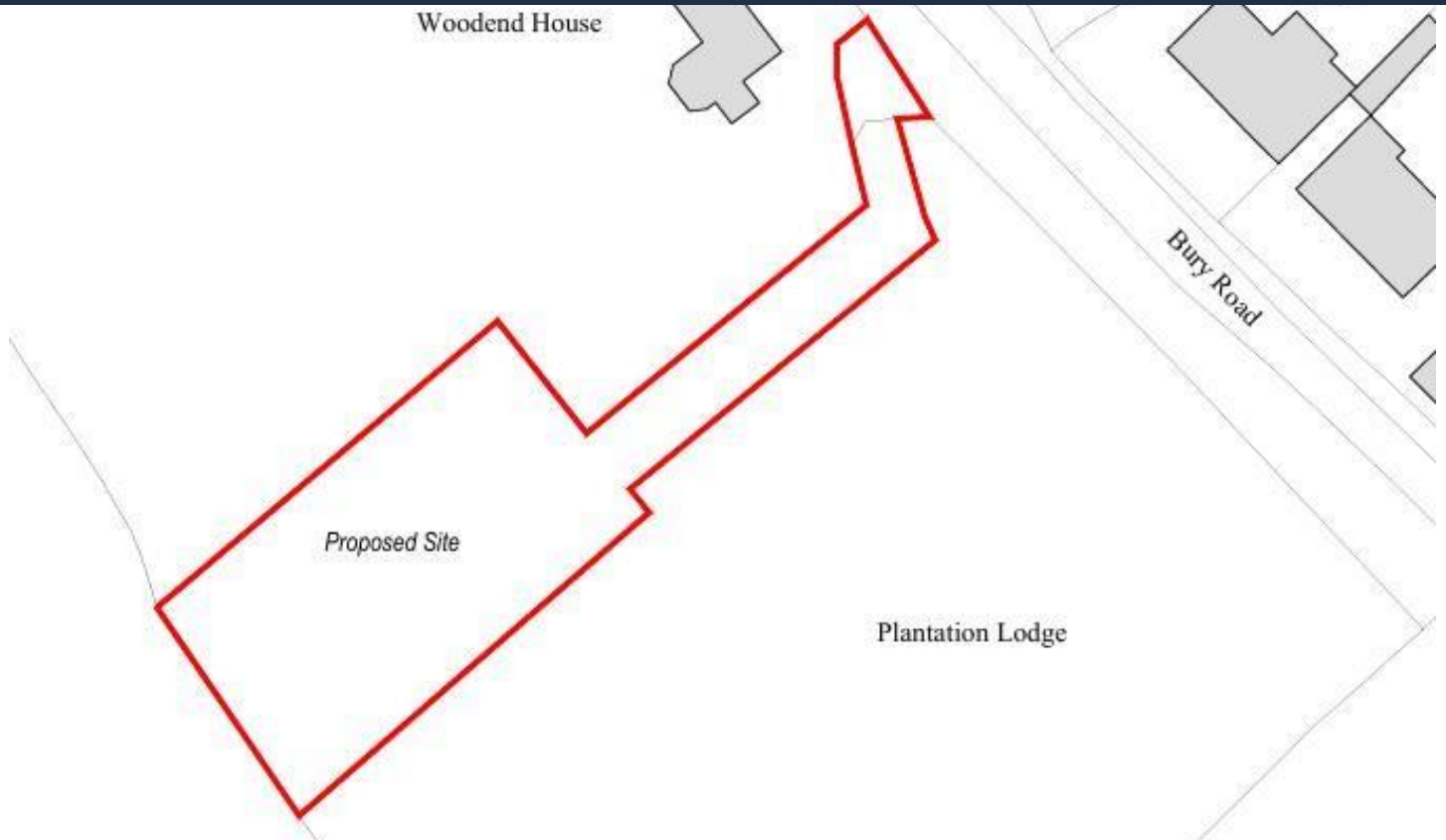
\*Nearest train station located in Bury St Edmunds

Sudbury - 11 Miles

Newmarket - 22 Miles

Lavenham - 4 Miles

It is understood that water and electric is located at the entrance to the site near the gates.



Viewing strictly by appointment with David Burr.

|                   |                |
|-------------------|----------------|
| Castle Hedingham  | (01787) 463404 |
| Clare             | (01787) 277811 |
| Leavenheath       | (01206) 263007 |
| Long Melford      | (01787) 883144 |
| Newmarket         | (01638) 669035 |
| Woolpit           | (01359) 245245 |
| Bury St Edmunds   | (01284) 725525 |
| Linton & Villages | (01440) 784346 |
| Land & New Homes  | (01787) 888699 |
| London            | (020) 78390888 |

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Disclaimer: Please note that the land is secured so access can only be granted Via David Burr. All information provided is to the best of intentions however, we recommend that buyers do their own due diligence. Pictures are used as guides and cannot be relied upon.

## Additional information

Services:.

None of the services have been tested by the agent.

Local authority: Babergh District Council

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