



Sparrows Lodge, 1 Blacksmith Close, Lawshall

Guide Price £250,000

THE
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PARTNERSHIP



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.

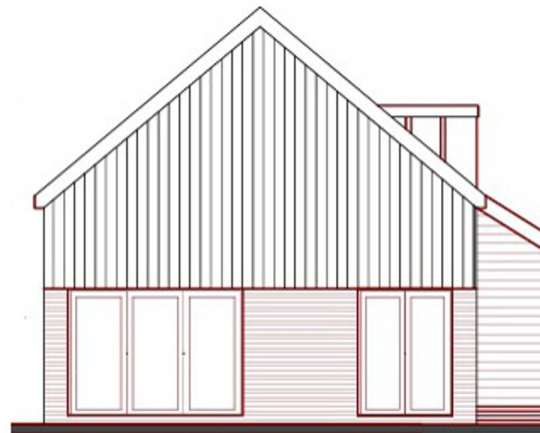
Enjoying a delightful semi-rural setting and backing onto a paddock, the plot offers both tranquillity and convenience within easy reach of all village amenities in the desirable community of Lawshall, just a short drive from Bury St Edmunds and Sudbury.

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

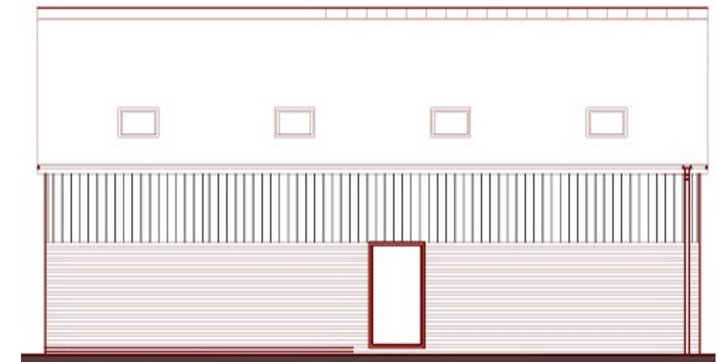
Occupying an excellent position close to the heart of the village, this attractive plot benefits from a superb setting within easy reach of open countryside. The main



South Elevation



West Elevation



North Elevation



Interested? Call Us On
01284 755526

Reception Hall

Study

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

Living

Kitchen

Utility/Store

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

Landing

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)

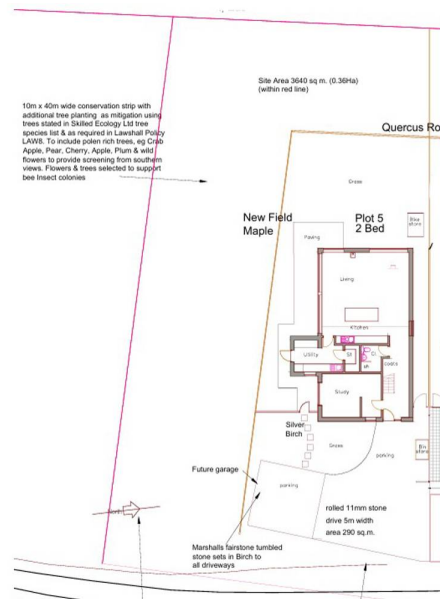
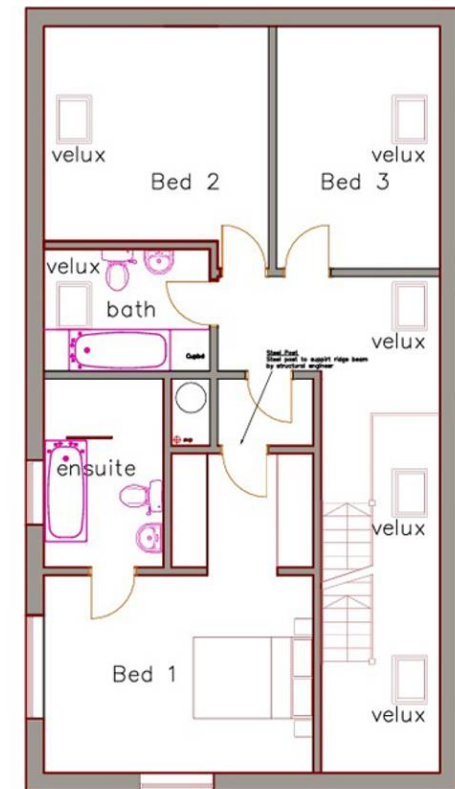
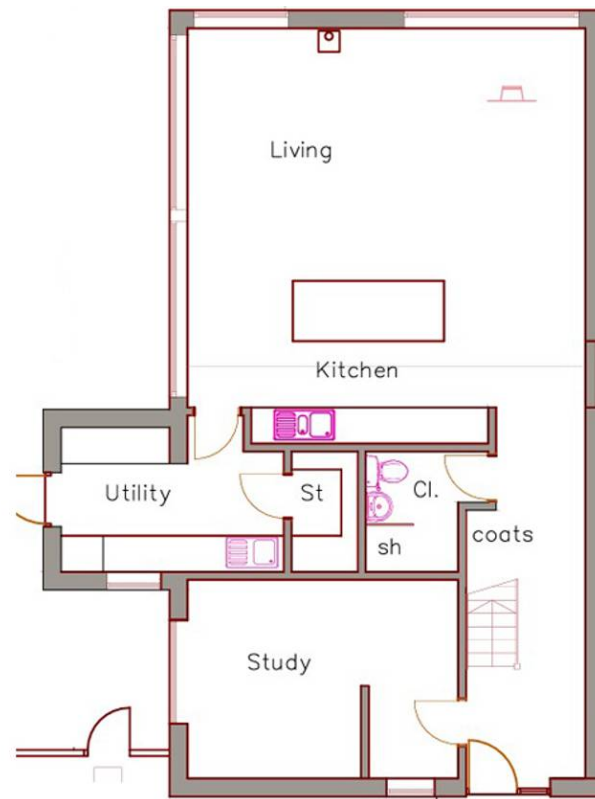
Bedroom 3

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

Bathroom

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

Outside



South Elevation

