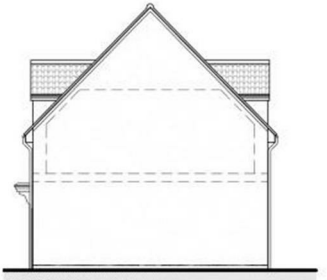


SIDE ELEVATION 1:100

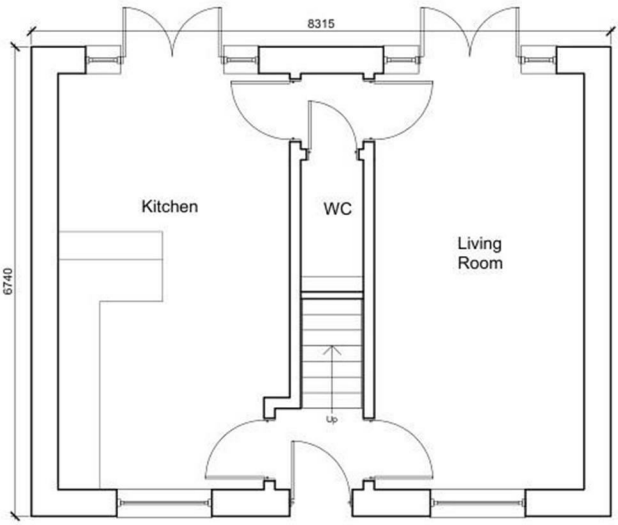


REAR ELEVATION 1:100

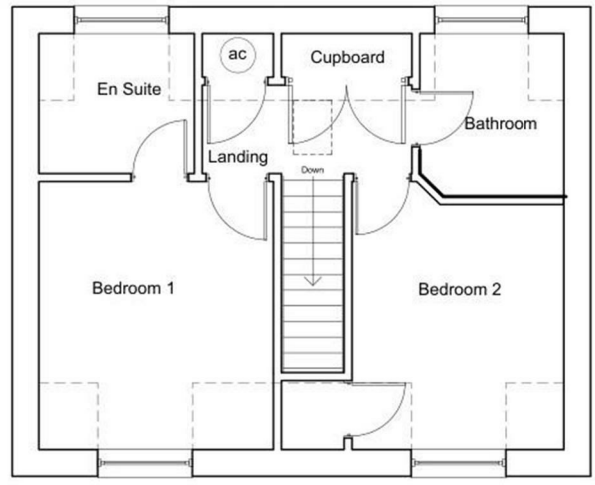


SIDE ELEVATION 1:100

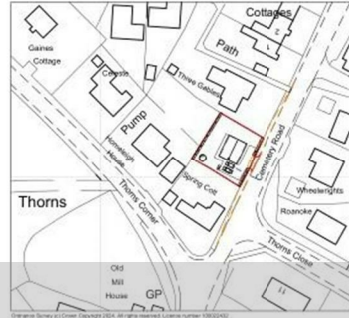
FRONT ELEVATION 1:100



GROUND FLOOR PLAN 1:50



FIRST FLOOR PLAN 1:50



LOCATION PLAN 1:1250



BLOCK PLAN 1:200

Thorns Corner, Newmarket  
Offers In The Region Of £150,000



## Floor Plan

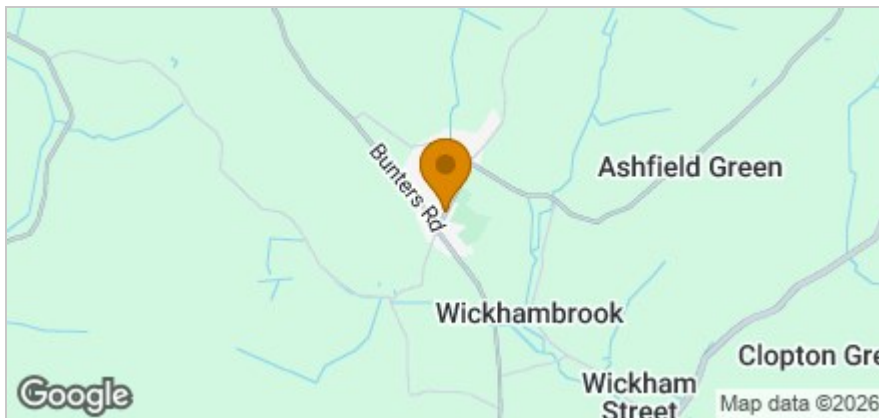


## Accommodation

- Building plot with planning permission granted
- Permission for two-bedroom chalet-style dwelling
- Plot size approximately 373–381 sq. m
- Established residential setting in Wickhambrook
- Former garden plot with defined boundaries
- Suitable for developers or self-build buyers
- Village amenities including school, shop, GP surgery and pub nearby
- Access via Cemetery Road
- Off-road parking and turning included in plans
- Purchasers to confirm availability of services



## Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.