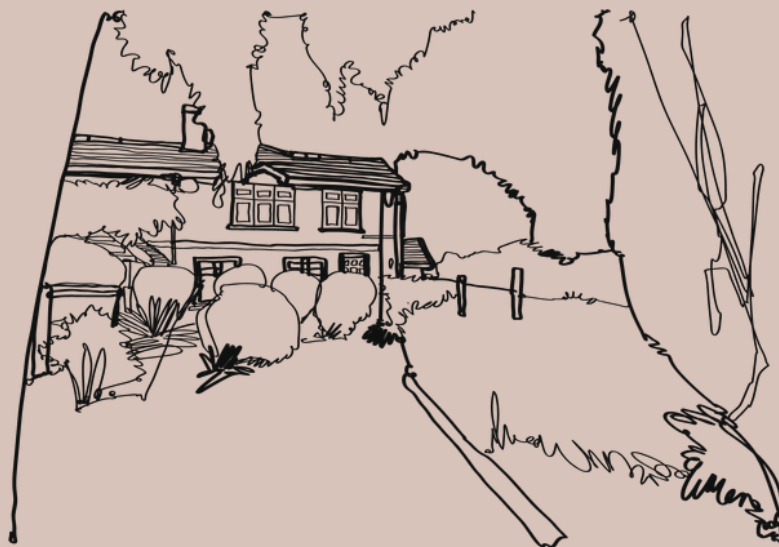
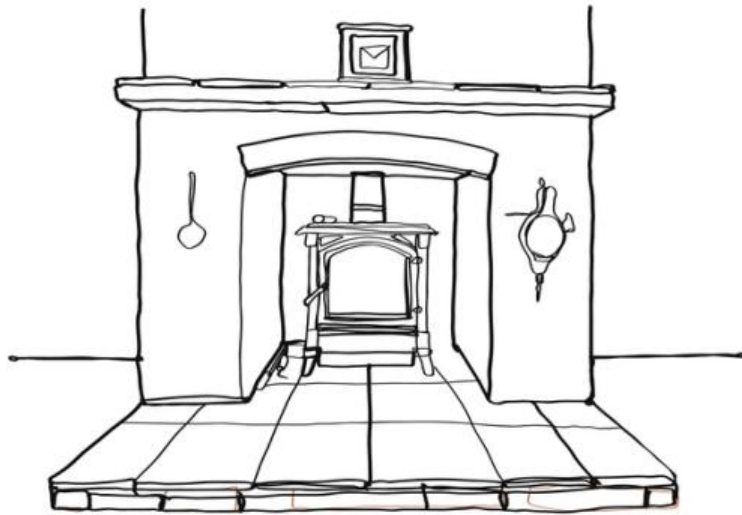




Laneside

Lackford
Bury St Edmunds
Suffolk





Contents.

PART 1	2
<i>Introduction</i>	
PART 2	3-5
<i>Downstairs</i>	
PART 3	6-7
<i>Upstairs</i>	
PART 4	8-9
<i>Development Scope, Floorplan & The Great Outdoors</i>	
PART 5	12-13
<i>Location & Agent's notes</i>	



Concealed from the roadside and unassuming at first glance, Laneside opens up to reveal a large plot that offers various opportunities.

– James Sawyer, Director of Whatley Lane



Introduction.

Refurbishment opportunity with scope to extend and nestled in a large building plot with potential for further development (subject to planning consent), ideally situated north-west of the historic Cathedral town of Bury St. Edmunds.

This three-bedroom end-of-terrace Victorian home has come to the market for the first time in seventy years. Ripe for refurbishment, it presents the ultimate blank canvas for buyers to put their own signature on, or for developers to potentially redevelop the plot further. The entrance hall opens up to a large light-filled sitting room with a traditional multi-fuel stove as the focal point. The kitchen space has a walk-in larder and an updated oil-fired boiler system while a ground floor bathroom suite is fitted with a panelled bath. Upstairs the three bedrooms are fitted with extensive storage cupboards and all windows and doors of the home are uPVC.

Fully enclosed mature landscaped gardens and grounds are a distinguishing feature with scope for an extension to the rear incorporating the workshops and its position in a large and idyllic 0.40 acre plot with separate access to garaging that could form the footprint of a further dwelling (subject to the necessary planning consents being obtained).

The property lies on the edge of a semi-rural and much favoured village of Lackford – only six miles north-west of the fine Suffolk cathedral town of Bury St. Edmunds. The University City of Cambridge is easily reached via the A14 east-west major road link, which is accessed via neighbouring Risby village to facilitate commuting ease, and with the M11 providing a fast route to London. An eclectic range of high street and independent shops, and some of the country's finest restaurants – including the only Michelin star in Suffolk – and leisure facilities can be found within a short drive as are the majestic rambling Lackford Lakes and Cavenham Heath.



Downstairs.



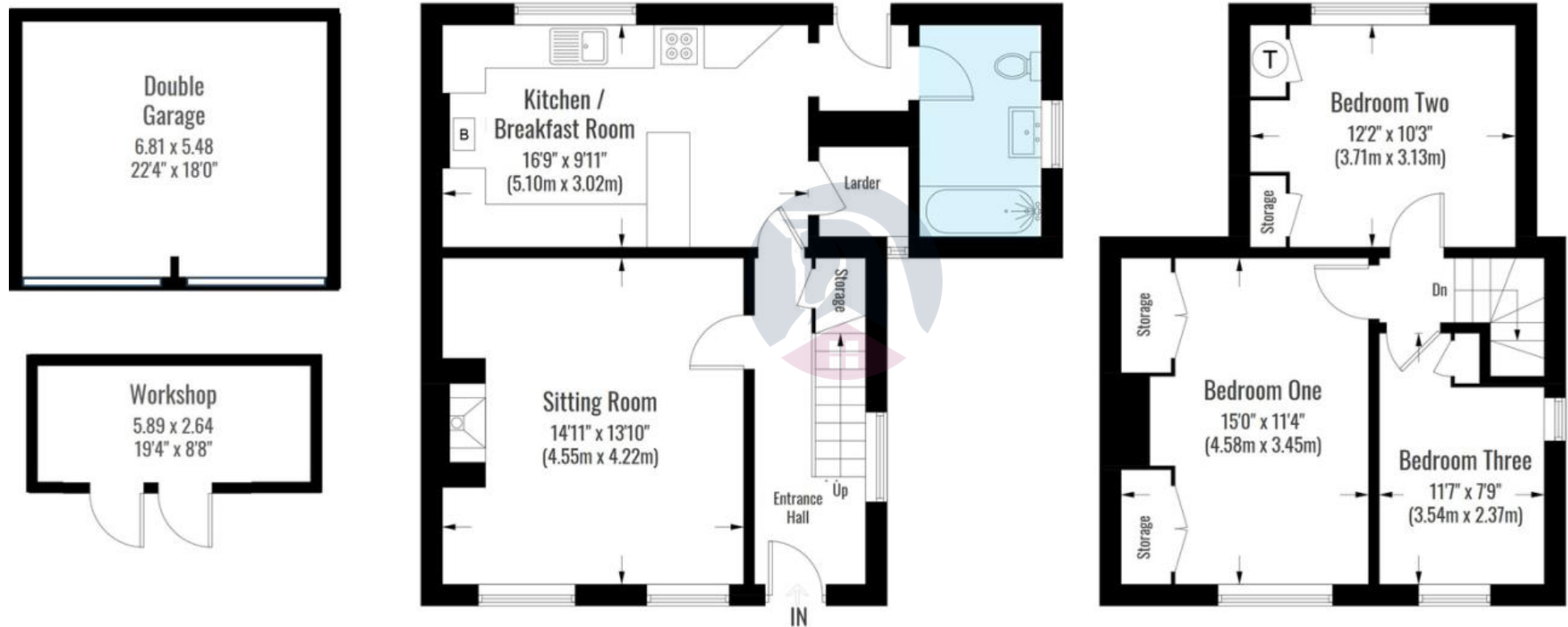
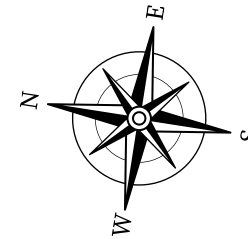


Upstairs.





Floorplan.



Approximate Gross Internal Area (GIA) | 994 sq ft or 92.4 sq m (excludes double garage & workshop)

The great outdoors.

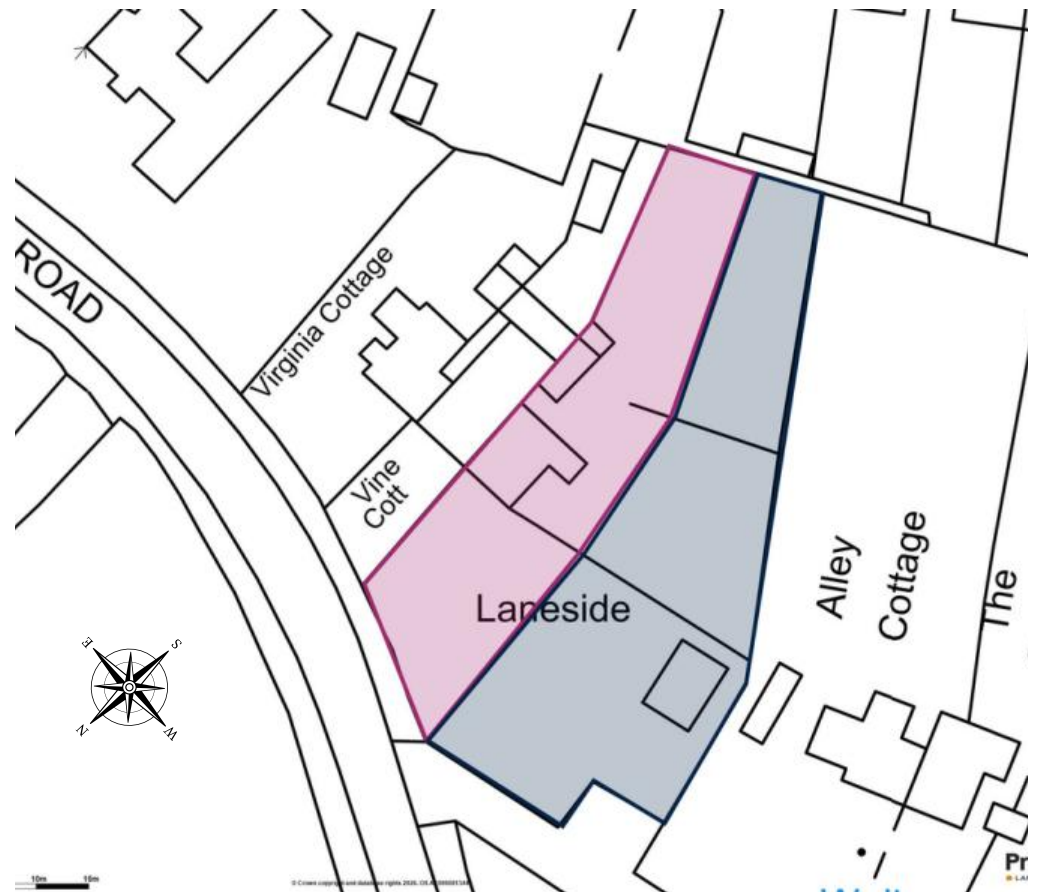
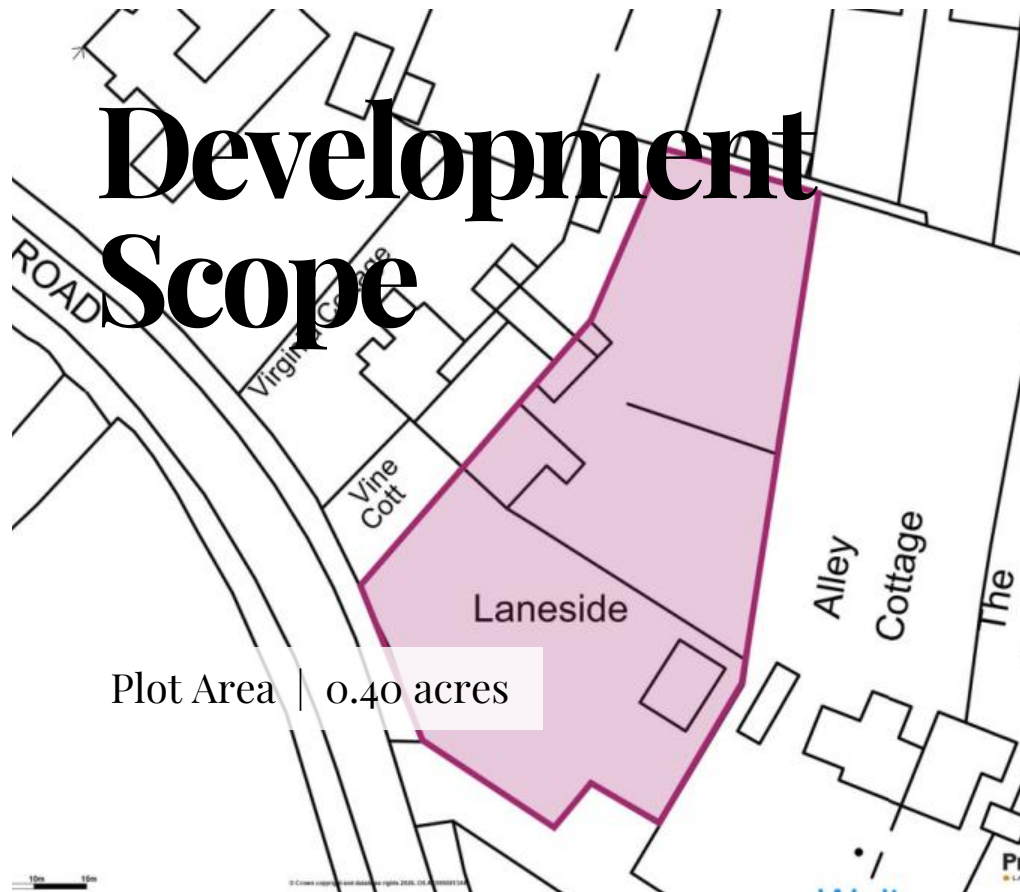
Extensive grounds wrap around the property providing privacy and scope for development (subject to planning permission).

Surrounded by a verdant mature landscape of ornamental trees, herbaceous beds, formal lawns, workshops and a double garage with a separate driveway.





Development Scope



The 0.40 acre site is currently laid out in a manner that lends itself well to redevelopment by splitting the plot into two. The position of the existing large double garage is a potential footprint for an additional dwelling and with its own separate access via an unadopted highway.

Vehicular parking at Laneside would not be compromised and instead provision could be made to the front to replicate the adjoining terraced houses in the street.

Separately, there is potential to enlarge the home and incorporate the footprint of the workshops into the property by way of an extension and supported by neighbouring planning precedents.

We recommend any serious interested parties refer to Paul Scarlett of Brown & Scarlett Architects regarding obtaining of planning permission.



Location.

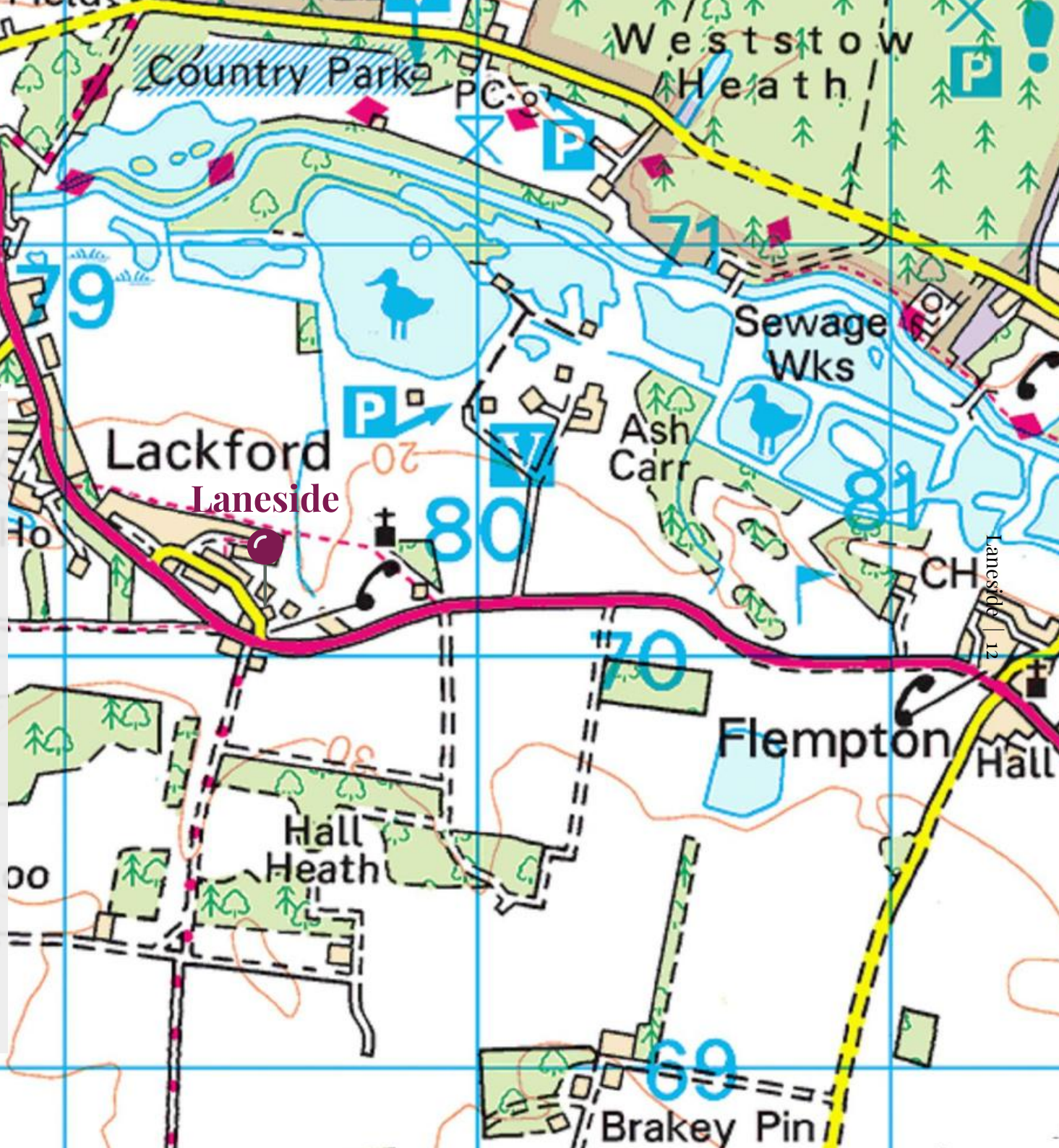
EXCELLENT CONNECTIVITY

ROAD

A14	3 Miles
Bury St Edmunds	6 Miles
Ipswich	33 Miles
Cambridge	27 Miles
Stansted Airport	47 Miles
Aldeburgh	52 Miles

RAIL

Newmarket	20 mins
Ipswich	35 mins
Cambridge	40 mins
London Liverpool Street	1hr 55 mins



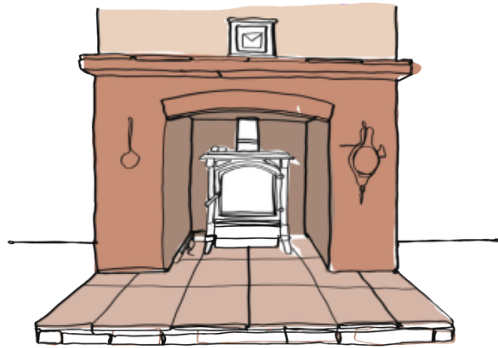
Agent's notes.

TENURE

The property is available For Sale by private treaty on a FREEHOLD basis with vacant possession upon completion.

VIEWINGS:

Strictly by prior appointment through the sellers' sole agent: Whatley Lane. If there is anything of particular importance, please contact us to discuss, especially before embarking upon your journey to view the property.



DIRECTIONS (IP28 6HR)

From London/Cambridge/Newmarket (by car) exit the M11 at Junction 9 and take the A11 towards Newmarket. Continue on the A14 towards Bury St. Edmunds. Exit the A14 at Junction 41, signposted 'Little Saxham/Risby'. Continue for just under a mile, passing the business park on the left hand side turn left onto Flempton Road. Continue along for just under 3 miles passing through the village of Risby and at the junction turn left onto Bury Road A1101. Continue along, passing Lackford Lakes on your right and in just under a mile turn right into Old Bury Road where Laneside can be found 100 yards on the right hand side, marked by our For Sale board.

SERVICES

Mains water, electricity and drainage. Oil-fired central heating.

LOCAL AUTHORITY

West Suffolk Council (01284 763 233)
Tax band C – £2,034.56 (2026/27)
EPC band D.



CLIMATE POSITIVE

We are conscious participants in the built environment, and rooted in the business is our tree planting mission.

For each sale and letting successfully completed, we cover the cost of tree planting by contributing part of our commission to worldwide reforestation projects through our impact partner: Ecologi.

*We're in the
business of doing
good business.*

- James Sawyer, Director of Whatley Lane

BUY OR RENT PROPERTY, PLANT TREES

**Trees planted for every
property sold or let.**

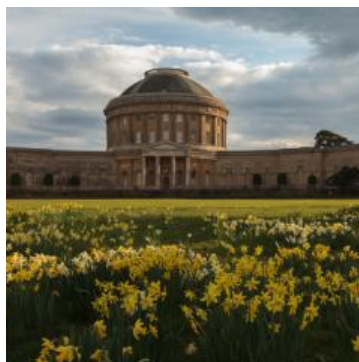


it's your WORLD

WE'RE JUST HERE TO HELP YOU MAKE YOUR MOVE.

From rural cottages to country residences, period townhouses and new homes, our professional sales and lettings teams offer a bespoke, unrivalled service, tailored to suit your needs.





CONTACT

+44 (0) 1284 765 256

bury@wlea.co.uk

1 Churchgate Street
Bury St. Edmunds
Suffolk
IP33 1RL

LANESIDE
OLD BURY ROAD
BURY ST EDMUNDS
SUFFOLK, IP28 6HR

