



Land At, The Street, Elmsett, Ipswich, Suffolk, IP7 6PA

We are delighted to offer this development opportunity which holds outline planning has been given to allow for the development of two individual detached bungalows within the village centre of Elmsett. More information on the

Babergh & District Council website ref: DC/23/04731

Guide £240,000

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- Two individual bungalows
- Two bedrooms
- Reference: DC/23/04731
- Set in grounds of approximately 0.35 acres
- Village location

Location

The land is located to the left-hand side to the Rose & Crown pub in Elmsett.

Elmsett benefits from a public house and primary school and is

located some three miles from the market town of Hadleigh.

Hadleigh can be found on the Essex/Suffolk border just ten miles from Ipswich, fifteen miles from Colchester and approximately seventy miles from London. The centre of the district is maybe one of East Anglia's best kept secrets, characterised by rural villages and historic market towns, such as Lavenham, Stoke by Nayland, Kersey and Hadleigh. With excellent nearby transport links to the A12 and A14, together with access to main line rail stations in Ipswich, Manningtree and Colchester.

Agents Note: The current owner will require vehicle access to the rear garden of the public house, this will need to be discussed with the agent or the seller directly. Please take the images supplied as a guide.



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
London	(020) 78390888

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Additional information

Services:

None of the services have been tested by the agent.

Local authority: Babergh District Council

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