



**£100,000**  
Offers Over  
Herringswell, Bury St. Edmunds

Herringswell Manor was redeveloped by City & Country with both newly built and converted houses and apartments in gated landscaped grounds. Two garage blocks were developed to provide parking to the residents and planning was then granted to convert the roof spaces into two one-bedroom apartments.

GDV in excess of £375.000.

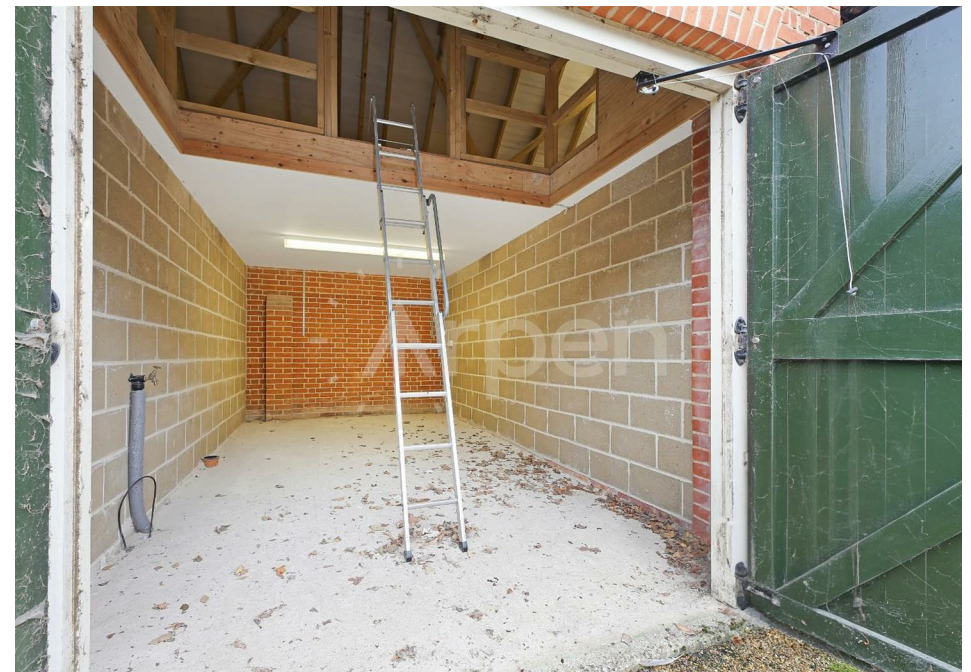
The property is situated in an attractive rural setting but is close to facilities with Bury St Edmunds being approx. 9 miles away with the town offering a range of restaurants, bars, independent shops and a train station.

Planning - full planning permission was granted by West Suffolk Council ref: DC/19/0947/FUL for the conversion of garage and stores to 2 number dwellings. West Suffolk Council have also confirmed in correspondence that the consent has been implemented and hence still live.

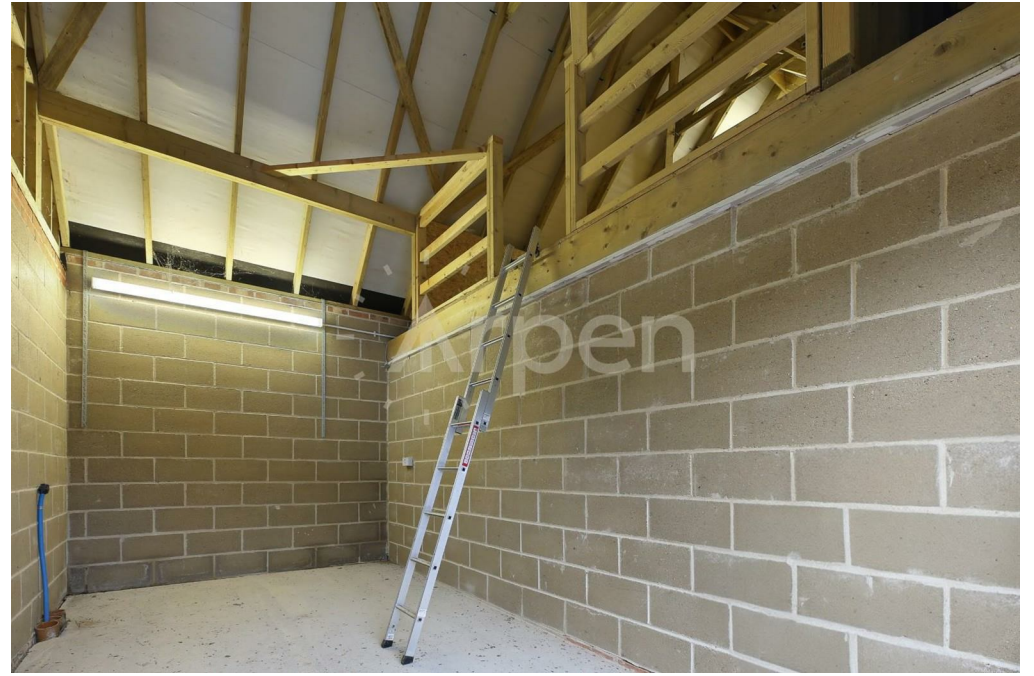
General - the garages have been built to allow conversion to 2 dwellings and all services are available directly to or near the blocks, and parking spaces will be provided for the homes.

Full plans are available upon request.

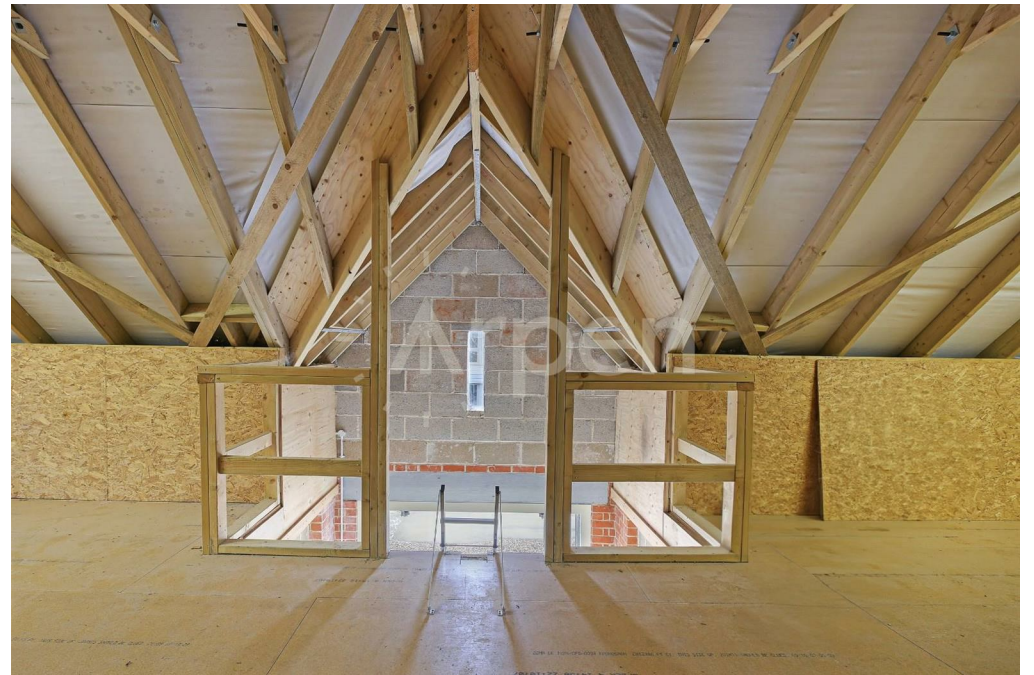
Offers are sought over £100,000 for either the freehold or leasehold of both properties.





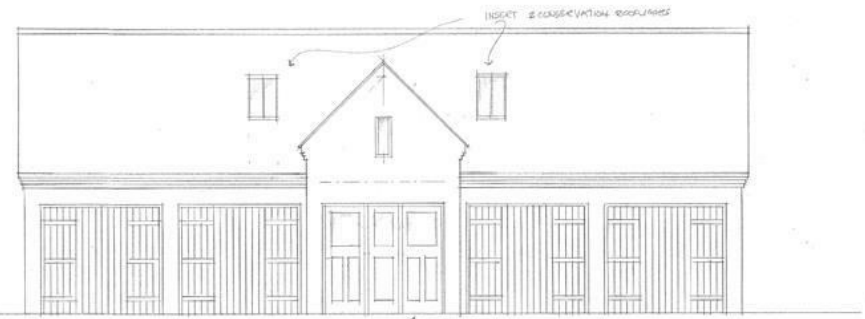




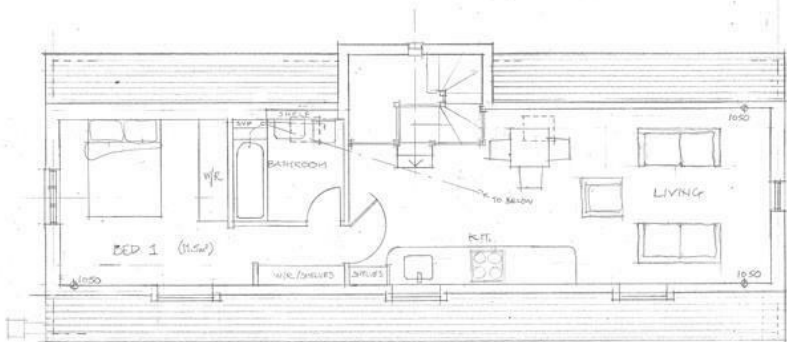




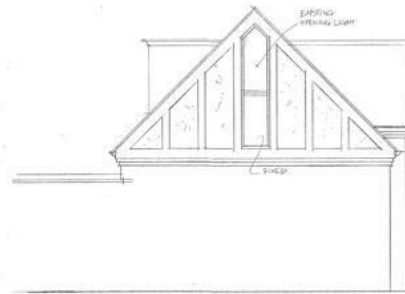
SOUTH ELEVATION



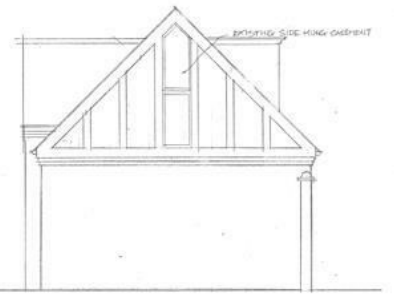
NORTH ELEVATION



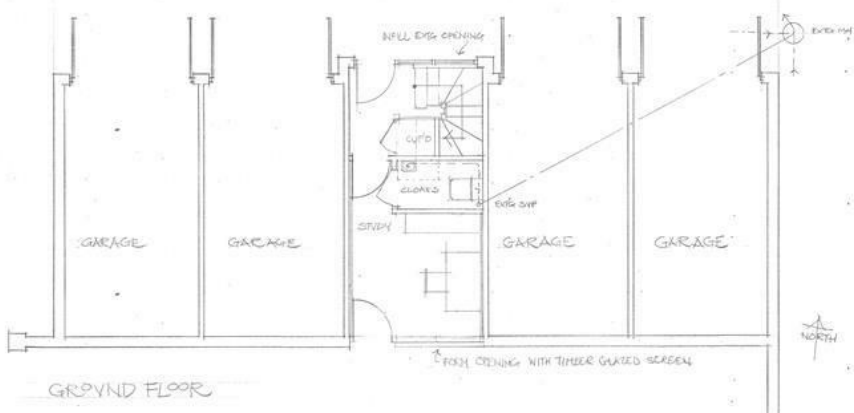
LOFT PLAN



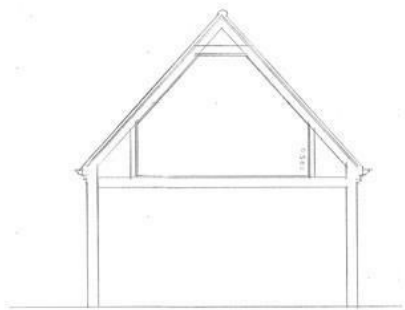
EAST ELEVATION (no change)



WEST ELEVATION (no change)



GROUND FLOOR



SECTION

REF 'X' AREAS CALCULATED, STUDY FURNITURE SHOWN



HERRINGWELL MANOR, H'WELL, SUFFOLK  
GARAGES ADJACENT TO COACH HOUSE  
CONVERSION OF LOFT & 1 GARAGE TO A FLAT  
1100 EAJ  
4-11-2013

CC.273-G2-6A



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