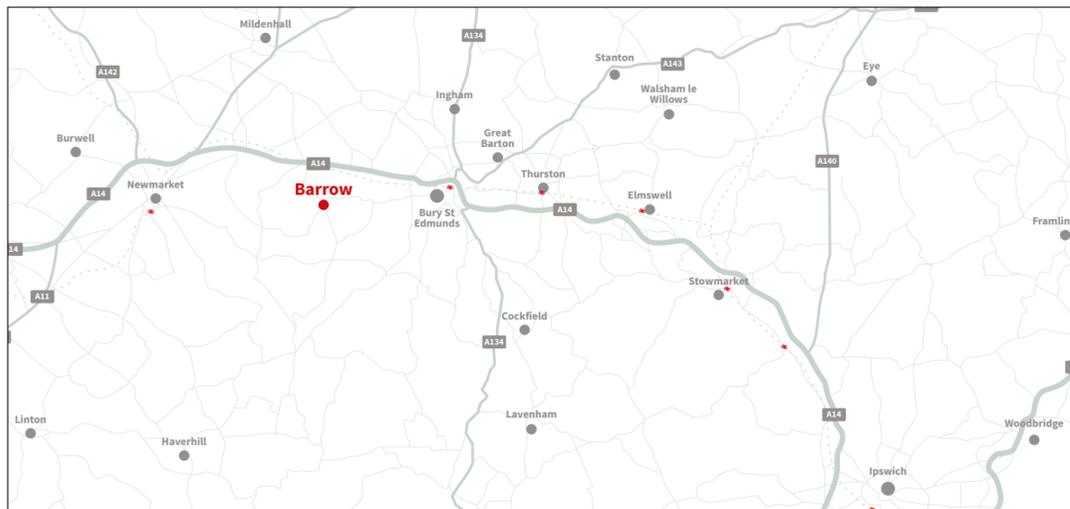




WHAT3WORDS ///MORNINGS.LOGO.HANDFULS



Bury St Edmunds 6 miles
 Norwich 47 miles
 Cambridge 24 miles
 Aldeburgh 52 miles

Bury St Edmunds (Train Station) 6 miles
 Diss (Train Station) 29 miles
 Stowmarket (Train Station) 21 miles
 Stansted Airport 44 miles



Development Site For Sale
 Bury Road, Barrow, IP29 5AB



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Development Site For Sale Bury Road, Barrow, IP29 5AB

Location:

Bury Road, Barrow is located within the village close to the central green and a short walk from the local conventional amenities such as shops, post office, doctors surgery, two traditional public houses - The Three Horseshoes and The Weeping Willow, there is also a primary school, and a short drive to the A14 will give access to Newmarket - the home of British Horse Racing, and Cambridge to the west. To the east is Bury St Edmunds, which is a vibrant market town, steeped in history with the magnificent St Edmunds Cathedral, Abbey Gardens, The Arc Shopping Centre, a wide range of independent shops and restaurants, as well as a twice weekly market.

The Site:

The site is just over a third of an acre and is available for redevelopment due to the relocation of the current business, and has been cleared of its previous use as a builder's yard, with the demolition of the remaining outbuildings and cottage still to be undertaken by the purchaser. It is understood that water, electric and drainage are available on site, with gas nearby. The potential purchasers must satisfy themselves of the accuracy of this and the suitability for the designed project.

Planning:

Planning permission was granted under ref DC/21/0276/ FULL for four dwellings and car ports following the demolition of the existing dwelling, offices and stores. Permission was granted on the 4th March 2022. The full application can be found online. Potential purchasers must satisfy themselves as to the development's obligation towards either a CIL or a 106 agreement.

Important Notice:

These particulars have been prepared in all good faith; measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate, but we would urge you to contact the office before travelling to ensure that your impression of the property is as we intended.

Viewings: Site visits to be undertaken during normal business hours following an appointment being arranged with the office, confirming your details with the time and day you wish to visit. Viewings need to be accompanied..

Tel: (01284) 769999 | www.bedfords.co.uk
15 Guildhall Street, Bury St Edmunds, Suffolk IP33 1QD.

GUIDE PRICE: £475,000 plus VAT

For more information or to book a site visit, please contact:



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Paul Bedford FNAEA
Direct: 01284 774 607
paul@bedfords.co.uk

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