



Building Plot, Sicklesmere Road, Bury St Edmunds, IP33 2BN

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Building Plot

Sicklesmere Road

Bury St Edmunds

IP33 2BN

A rare redevelopment opportunity with planning approval for a superb grand design

GUIDE: £495,000 freehold

A rare opportunity has arisen for the redevelopment of a mature garden plot extending to approximately 0.35 acres, tucked away in a hidden location just off Sicklesmere Road on the popular southern side of this historic cathedral market town.

The plot is currently occupied by a substantial predominantly single-storey property, which if not demolished and redeveloped, would require a substantial programme of modernisation and refurbishment.

The current design is specific to the owner's requirements, which due to a change in circumstances, this project is no longer required, but the plans beautifully illustrate the possibilities this plot provides. The current planning permission can be seen on the West Suffolk planning portal No. DC/24/0206/FUL which was approved on 29th April 2024.

For further information, or an appointment to view, please contact the vendor's sole agents at the earliest opportunity.

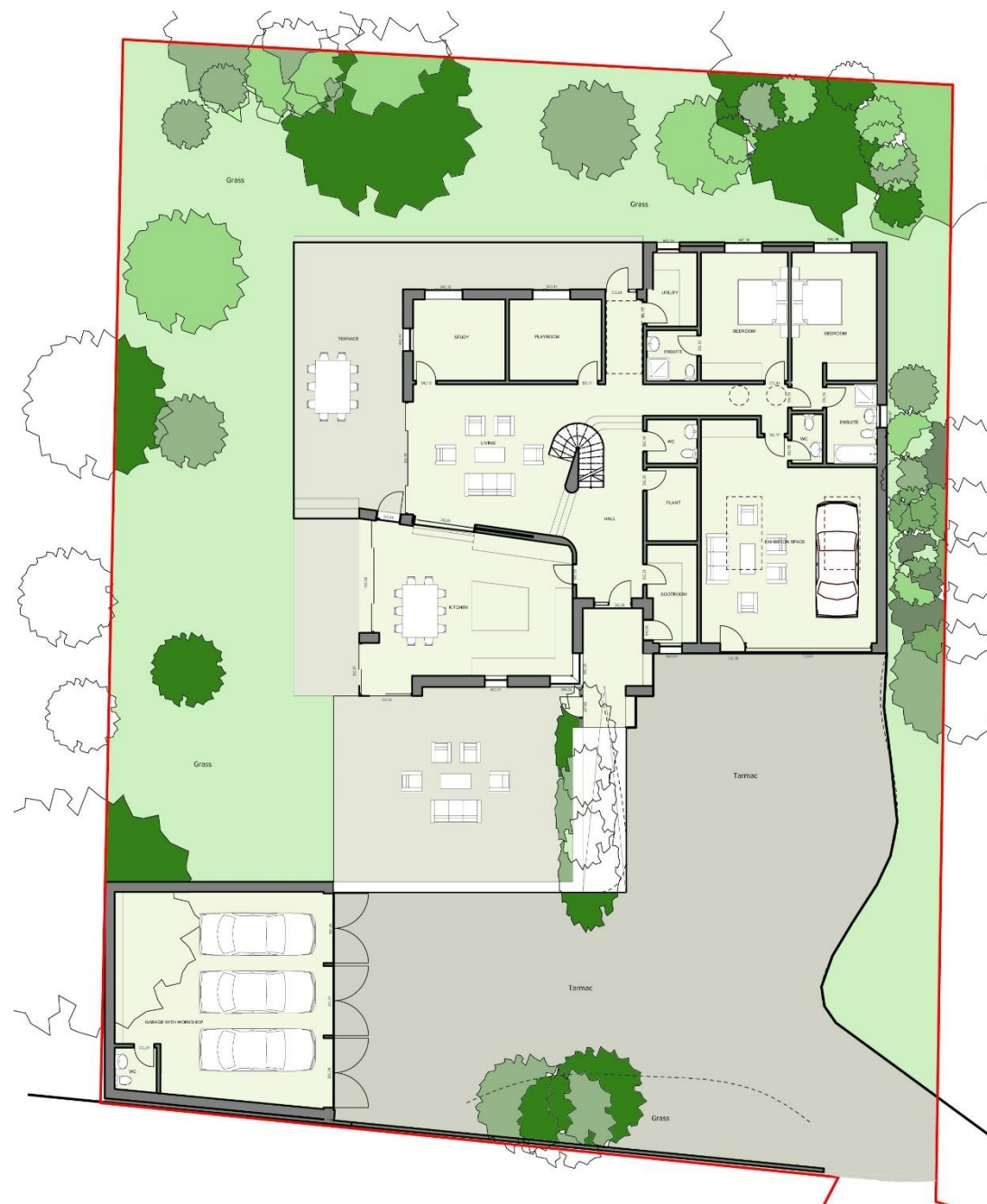
GENERAL INFORMATION

- Services to the existing property include mains gas, water, electric and drainage are connected
- What3words unusable.agrees.axed









IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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