

TURNKEY DEVELOPMENT OPPORTUNITY

“THE RETREAT” | STANSFIELD | BURY ST. EDMUNDS | SUFFOLK



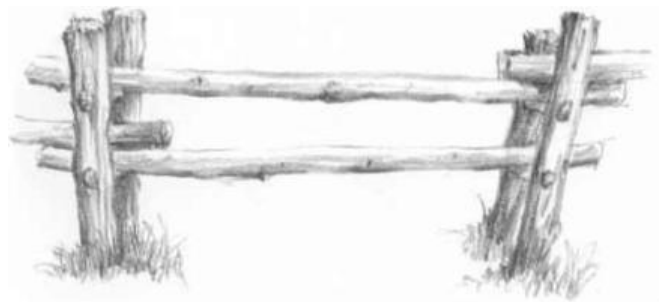


Breath-taking undulating views across some of the best of Suffolk countryside

“THE RETREAT”

STANSFIELD | BURY ST. EDMUNDS | SUFFOLK

- Unique turnkey development opportunity with full planning permission approved for four bedroom replacement dwelling
- 0.70 acre (sts) rectangular site with landscaping foundations completed to private driveway
- Substantial accommodation extends to 3336 sq ft (stm)
- All services in situ (mains water, drainage & electricity)
- Desirable edge-of-village location close in an elevated picturesque position & with far-reaching countryside views
- Extensive site preparation done: Highways approved access & demolition of existing dwelling
- Conveniently located school & amenities
- Soft-landscaping planted to form privet hedge along entirety of boundary



Turnkey development opportunity with full planning approved for substantial replacement dwelling in desirable village location; extensively prepared site and breath-taking countryside views

Occupying an idyllic situation, in an elevated position on the rise of a hill, with breath-taking undulating views across some of the best of Suffolk countryside is a cascading building site to realise a 'grand design' project. Extensive site preparation has already been completed to make way for a substantial replacement four bedroom dwelling. “The Retreat”, formerly the site a bungalow, which has since been demolished includes new Highways approved splays with wide visibility, hardcore laid for a new sweeping private driveway and soft landscaping around the entirety of the site boundary by way of a mix of Holly and Hawthorn planting with protective wiring and fencing. Mains services are already in situ. The site is bounded to the north by existing dwellings, to the west by a road, to the south by a small wooded area and the east by open countryside. The site is not within a Conservation Area and a generous garden has been allocated. Site size in all 0.70 acres.

The property is located on the north side of the desirable Suffolk village of Stansfield within a hamlet of dwellings and in a prominent and picturesque position east of All Saints Church. Stansfield lies approximately 10 miles south west of Bury St. Edmunds, close to medieval wool centres – Clare, Cavendish, Long Melford – providing various community activities and good quality schooling. Well-served Wickhambrook with its surgery and filling station is nearby as is Hawkedon with its veterinary surgery and a famed gastropub of which a pleasant footpath across rolling countryside will get you to its doorstep. Further facilities can be found in the nearby historic town of Bury St Edmunds: a popular local shopping centre. A14 / M11 ease-of-access and rail services to London from Sudbury via Marks Tey make “The Retreat” the ideal rural family commuter retreat. Refer to our situation page for more details.

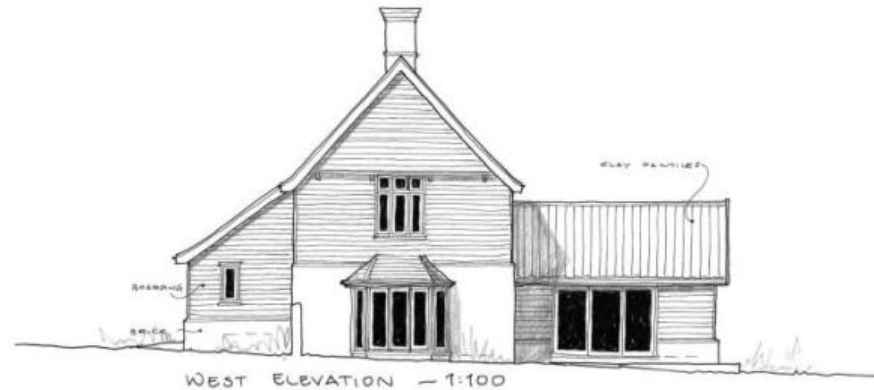
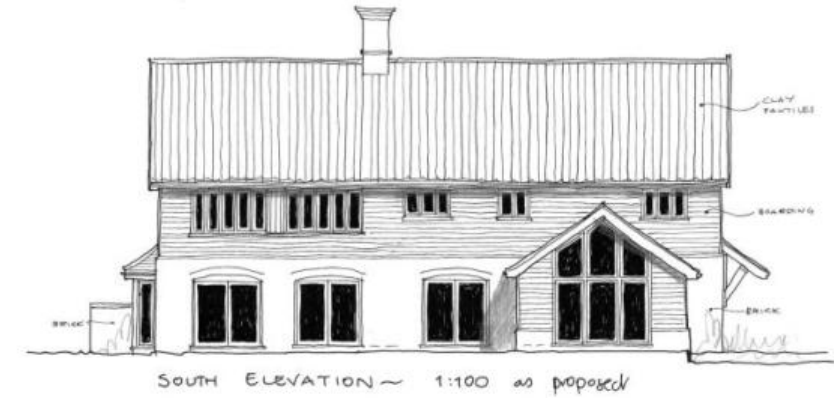
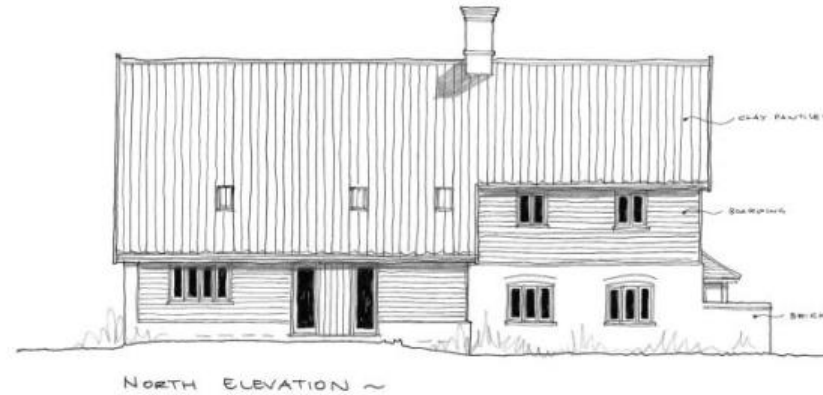
DEVELOPMENT SCHEME

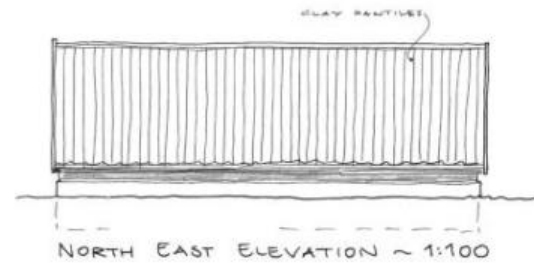
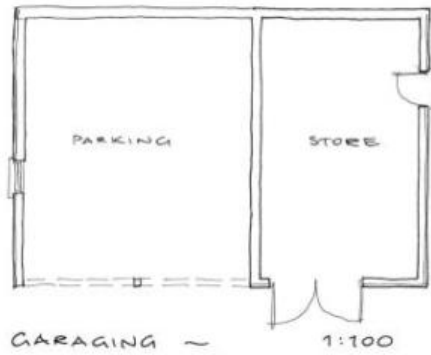
PLANNING PERMISSION

Planning permission was granted by St. Edmundsbury Borough Council on 5th May 2016 under planning reference DC/16/0217/FUL. All documents associated with the planning application are available to view online at West Suffolk Council's website. The planning application is described as "Dwelling with new access and two bay cartlodge with storage."

BOUNDARIES

Once a sale has been agreed, the vendor will arrange for the site to be accurately marked out in accordance with the plans included within these particulars.





GROUND S

Site extends to 0.70 acre (sts) with soft-landscaping around the entirety of the site boundary by way of a mix of Holly and Hawthorn planting with protective wiring and fencing to affect high degree of privacy. Hardcore landscaping foundation laid for sweeping private driveway.



DISCOVER SUFFOLK

Bury St. Edmunds is an extremely attractive and prosperous market town located in the heart of East Anglia. The A14 gives fast access to the east coast ports, Ipswich, Cambridge, the Midlands and to Stansted and Cambridge Airports, as well as London via the M11. The Arc is the town's latest, modern retail outlet and is a popular shopping destination. All major food stores are well-represented, including Waitrose. There is a twice-weekly open-market in addition to a variety of eateries, attractions and places to stay. The Millennium Tower that crowns St. Edmundsbury Cathedral is the landmark. There is plenty on offer to keep families entertained. The Apex Arts Centre is a state-of-the-art live entertainment venue which hosts exhibitions and events. Watch a great performance at the Theatre Royal – the only surviving Regency playhouse in England. Other amenities include a range of health clubs, swimming pools and leisure facilities. Bury St. Edmunds has a real sense of community and is a truly friendly town.

There is horseracing at neighbouring Newmarket, a number of interesting golf courses nearby, sailing and water sports on the River Orwell and an outstanding 50 mile (80 km) heritage coastline and an Area of Outstanding Natural Beauty encompassing Aldeburgh and Southwold.

SITUATION



Bury St. Edmunds (A14)	10 mile
Lavenham	14 miles
Newmarket	14 miles
Ipswich	32 miles
Cambridge	27 miles



Newmarket (Rowley Mile & July Racecourses) 15 miles



From Bury St. Edmunds
London Kings Cross
(49 mins)
London Liverpool Street
(129 mins)



London Stansted Airport
(51 mins / 49 miles)
Cambridge International Airport
(33 mins / 27 miles)

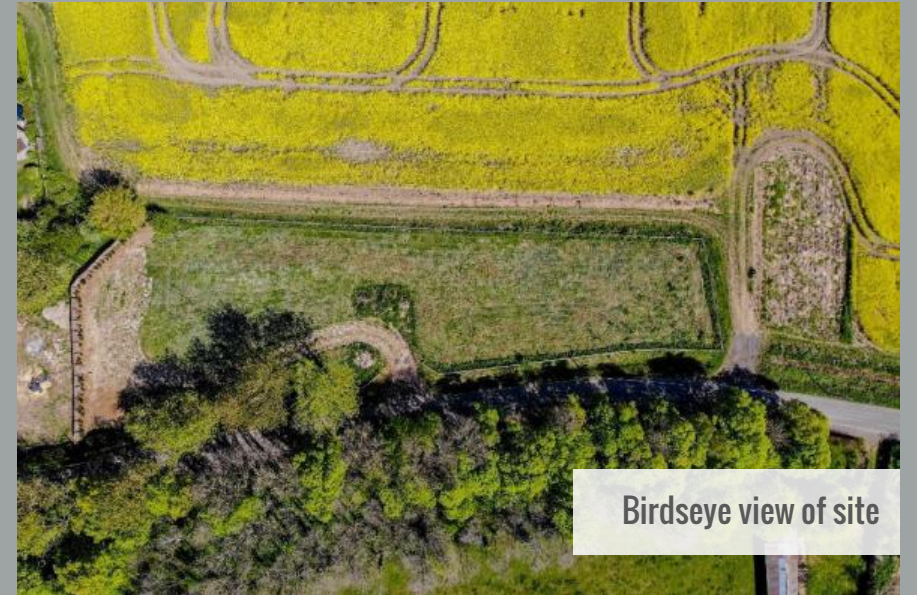


There is a wide choice of excellent schooling, both Private and State, within the area.

PRIVATE includes: Culford School (1-19); Moreton Hall School (2-13); Old Buckenham Hall (3-13); South Lee School (2-13); Stoke College (5-17).

STATE includes: Wickhambrook Primary Academy (4-11).

University of Suffolk at West Suffolk College - Further Education.



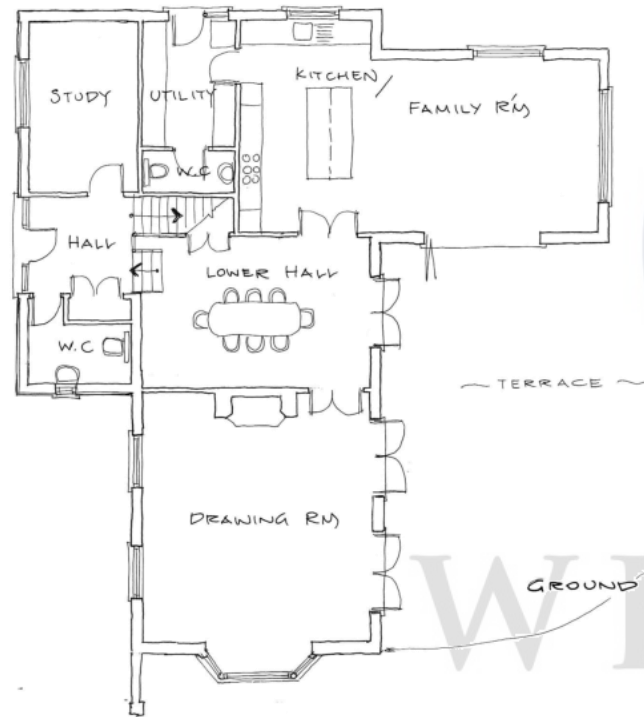
Birdseye view of site



Extensively prepared

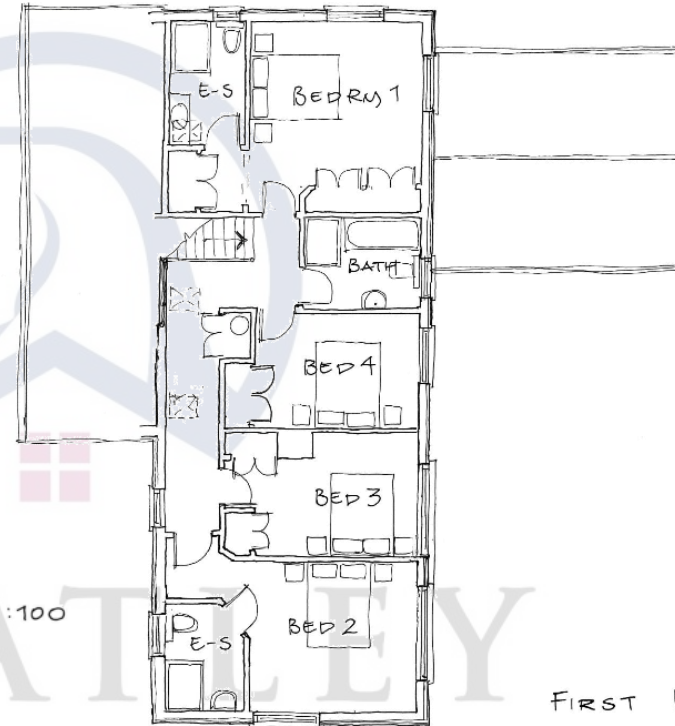
FLOORPLAN

Approximate Gross Internal Area (GIA)
= 3336 ft² (310m²) Proposed



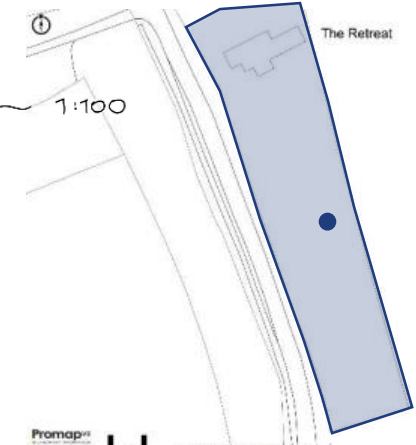
GROUND FLOOR
1840 ft² (171m²)

GROUND FLOOR ~ 1:100



FIRST FLOOR
1496 ft² (138m²)

FIRST FLOOR ~ 1:100



This plan is for layout guidance only. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

General Information

TENURE

The development site is offered for sale by private treaty with vacant possession on completion.

SERVICES

We understand that mains water and drainage are available in Plough Hill road, and that electricity is available nearby overhead. Nevertheless, it is the purchaser's responsibility to satisfy themselves in relation to the provision of services.

LOCAL AUTHORITY

St. Edmundsbury District Council (01284 763 233)

VIEWING ARRANGEMENTS

Strictly by prior appointment through the seller's sole agent: Whatley Lane Estate Agents (WLEA). If there is anything of particular importance, please contact us to discuss, especially before embarking upon your journey to the business premises.

DIRECTIONS (CO10 8LT)

From London (by car) proceed along the M11 north to Junction 9, continuing onto the A11 towards Newmarket. Turn onto the A1307 towards Haverhill. Before Haverhill, turn left towards Withersfield and Great Thurlow. After the church at Withersfield, turn left and then immediately right and continue to Sowley Green. At Sowley Green turn left onto the A143 towards Bury St. Edmunds. About a mile after the junction with the B1063, take a right turn towards Denston, Stansfield and Hawkedon. Continue to Stansfield into the village down the hill passing the village church on your right and "The Retreat" can be found on the left-hand side **marked by our For Sale board**.

From Cambridge (by car) proceed east along the A1303 to Newmarket. From Newmarket, take the B1063 towards Clare. At the junction with the A143, turn left towards Bury St. Edmunds and then follow directions as detailed above.

From Bury St. Edmunds (by car) proceed south west onto Outer Westgate Street and then onto the A143, turning left on the B1066 signposted Whepstead. Follow this road to Harram Bottom taking a right turn and following the road through the villages of Rede and Hawkedon. Once in Hawkedon pass The Queen's Head pub on the left, take the next turning right signposted to Stansfield. Follow the road in to the village (as detailed above).



Bury St. Edmunds

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bury@wlea.co.uk

Newmarket

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Notting hill

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London W12 8AJ
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www.wlea.co.uk



www.rightmove.co.uk



www.countrylife.co.uk



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