



JACKSON-STOPS

**Residential Building Land
Kiln Lane
Elmswell
Bury St Edmunds
Suffolk
IP31 2HW**



**An exciting opportunity to acquire three large 'garden plots'
with full planning consent to build substantial detached barn
style homes.**

Guide Price £450,000

Introduction

The site sits in a picturesque setting on the southern outskirts of the well-appointed village of Elmswell and abuts farmland. The village is one of the largest in Suffolk and has a thriving community, well-served with a wide range of shops and amenities including a primary school, private nursery school, library, large Co-op, post office, pharmacy, veterinary surgery, pet shop, travel agent, hair salons, two public houses, fish and chip shop, butchers and Chinese takeaway. The village has its own railway station and the nearby town of Stowmarket has a mainline service to London Liverpool Street taking approximately 80 minutes.

More extensive facilities are available in the historic cathedral town of Bury St Edmunds, which offers a full range of schooling both in the public and private sectors and excellent recreational and shopping facilities, numerous high quality restaurants and a good range of leisure facilities including health clubs, swimming pools and golf clubs. Cultural amenities include the beautiful Georgian Theatre Royal and The Abbey Gardens both of which are home to the annual festival. The university city of Cambridge is approximately 28 miles away and offers unrivalled schooling opportunities and excellent shopping and amenity facilities. There is good access to the A14, A11 (M11) and the railway station at Bury St Edmunds offers a link to mainline services to London's Liverpool Street and Kings Cross. Stansted International Airport is approximately 1 hour by car.

The site extends to approximately 0.83 of an acre (0.335 Hectares) (subject to survey) in total.

Planning

The site has full planning consent for three detached dwellings each with integral garages.

Each plot has Full Planning Permission for the erection of one dwelling with an integral garage, under Mid Suffolk District Council reference DC/19/05810. Consent was granted on 6th February 2020 and development is permitted providing it is commenced not later than three years from this permission date. Please note the conditions on the planning application, a copy of which is attached to these sales particulars.

For a copy of the planning permission go to:

<https://planning.baberghmidsuffolk.gov.uk/online-applications/applicationDetails.do?keyVal=Q2GLZLSHMN000&activeTab=summary>



Proposed Dwelling

The drawings produced by Anglia Design show attractive ‘traditional barn style’ detached dwellings of between 2400 sq ft (222.9 sq m) – 2600 sq ft (241.5 sq m) with accommodation arranged over two floors and each having an integral garage. Attached to these sales particulars are copies of example elevations and plan drawings (not to scale).

Purchasers should confirm the size of the dwelling by their own calculations prior to exchange of contracts.

Developers intending to sell the built property should satisfy themselves as to the Community Infrastructure Levy (CIL) payment.

Owner occupiers will need to apply to Mid Suffolk District Council for an exemption to the CIL payment.

Services

Although no investigation has been carried out, we understand that mains electricity and water are close-by and drainage will be via a pump to the mains. Purchasers are advised to make enquiries to the relevant suppliers on these points prior to making their offer.

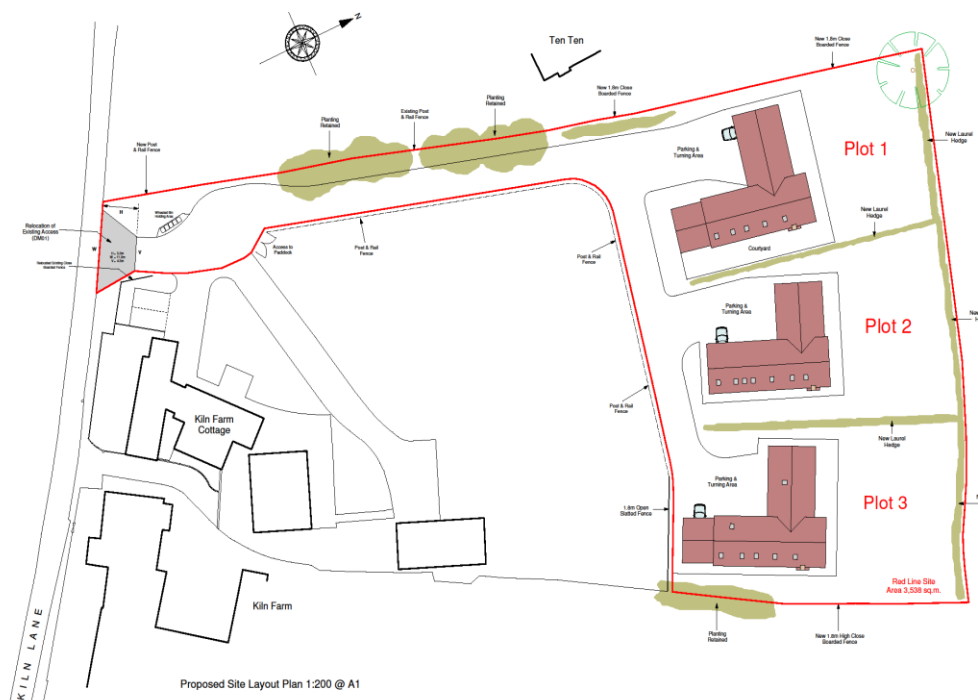
Viewings

We would ask that all prospective purchasers contact our offices prior to viewing so that we can keep a record of appointments.

Directions

From Bury St Edmunds proceed east on the A14 taking the Wetherden/Haughley Park exit, just after the Elmswell/Woolpit exit. After about 0.4 of a mile take the left turn into Warren Lane and after a short distance further take the left into Kiln Lane. Continue for a further 0.4 of a mile and the plots will be found to the rear of Kiln Farm Cottage on the right.





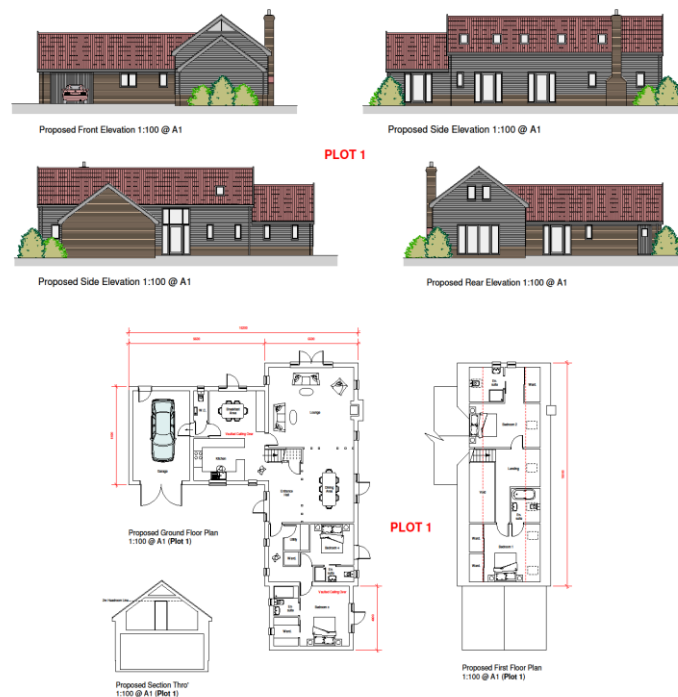
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KILN FARM COTTAGE, KILN LANE, ELMSWELL, SUFFOLK.
PROPOSED SITE PLAN

**Proposed Residential Development on Land at
Kiln Farm Cottage, Kiln Lane, Elmswell,
Burby St. Edmunds, Suffolk, IP30 9QR.
For Mr. J. Tuzinkiewicz**
Date: Dec. 2019 Scale: 1:200 Dwg No: TI-4211-19-02
Proposed Site Plan



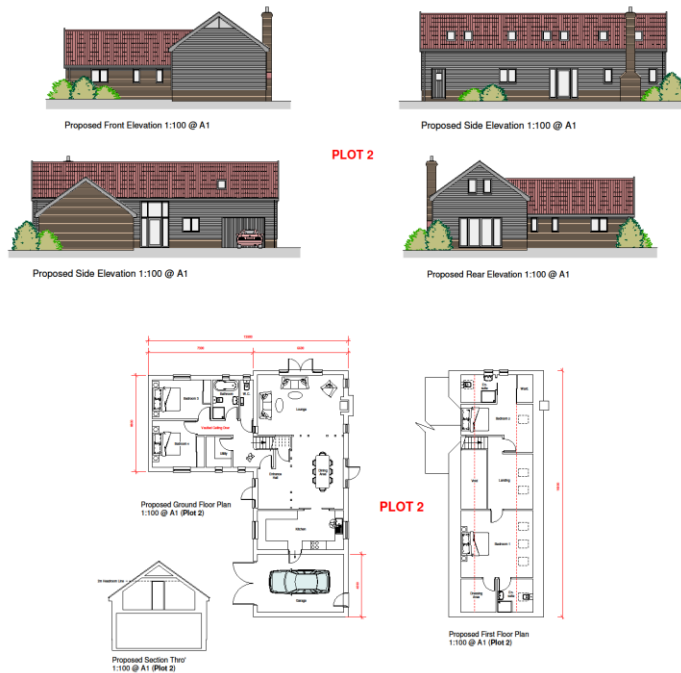
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KILN FARM COTTAGE, KILN LANE, ELMSWELL, SUFFOLK.
PLOT 1 FLOOR PLANS & ELEVATIONS

**Proposed Residential Development at
Kiln Farm Cottage, Kiln Lane, Elmswell,
Burby St. Edmunds, Suffolk, IP30 9QR.
For Mr. J. Tuzinkiewicz**
(Date: Nov. 2019 Scale: 1:100 Orig No. TL-4215-19-01)
Plot 1 Floor Plans & Elevations

DATA COLLECTION

DO NOT WRITE



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KILN FARM COTTAGE, KILN LANE, ELMSWELL, SUFFOLK. PLOT 2 FLOOR PLANS & ELEVATIONS

Proposed Residential Development at
 Kiln Farm Cottage, Kiln Lane, Elmswell,
 Burry St. Edmunds, Suffolk, IP20 9QR.
 For Mr. J. Tuzinkiewicz
 Date: Nov. 2019 Scale: 1:100 Draw No. TL-4211-19-12
Plot 2 Floor Plans & Elevations

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30/10/2019



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KILN FARM COTTAGE, KILN LANE, ELMSWELL, SUFFOLK. PLOT 3 FLOOR PLANS & ELEVATIONS

Proposed Residential Development at
 Kiln Farm Cottage, Kiln Lane, Elmswell,
 Burry St. Edmunds, Suffolk, IP20 9QR.
 For Mr. J. Tuzinkiewicz
 Date: Nov. 2019 Scale: 1:100 Draw No. TL-4211-19-13
Plot 3 Floor Plans & Elevations

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