

Development Site For Sale

Bury Road, Barrow, IP29 5AB



Bedfords

ESTABLISHED 1966

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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..

Agents Note: Offers are invited for the whole site, in writing by 12 noon on Friday 24th November 2023.

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:



James Bedford

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james@bedfords.co.uk



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PLOT 1

135.5m² / 1458.5ft²

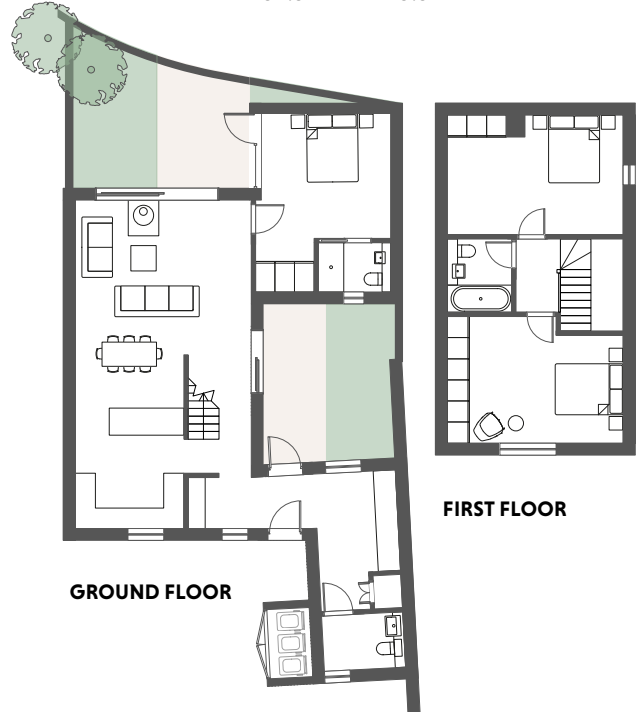


FIRST FLOOR

GROUND FLOOR

PLOT 2

131.3m² / 1413.3ft²

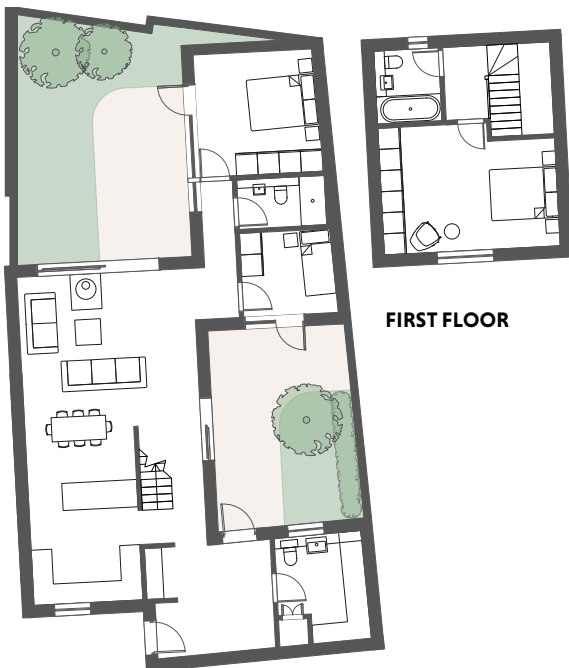


GROUND FLOOR

FIRST FLOOR

PLOT 3

124.1m² / 1335.8ft²



FIRST FLOOR

GROUND FLOOR

PLOT 4

148.8m² / 1601.6ft²

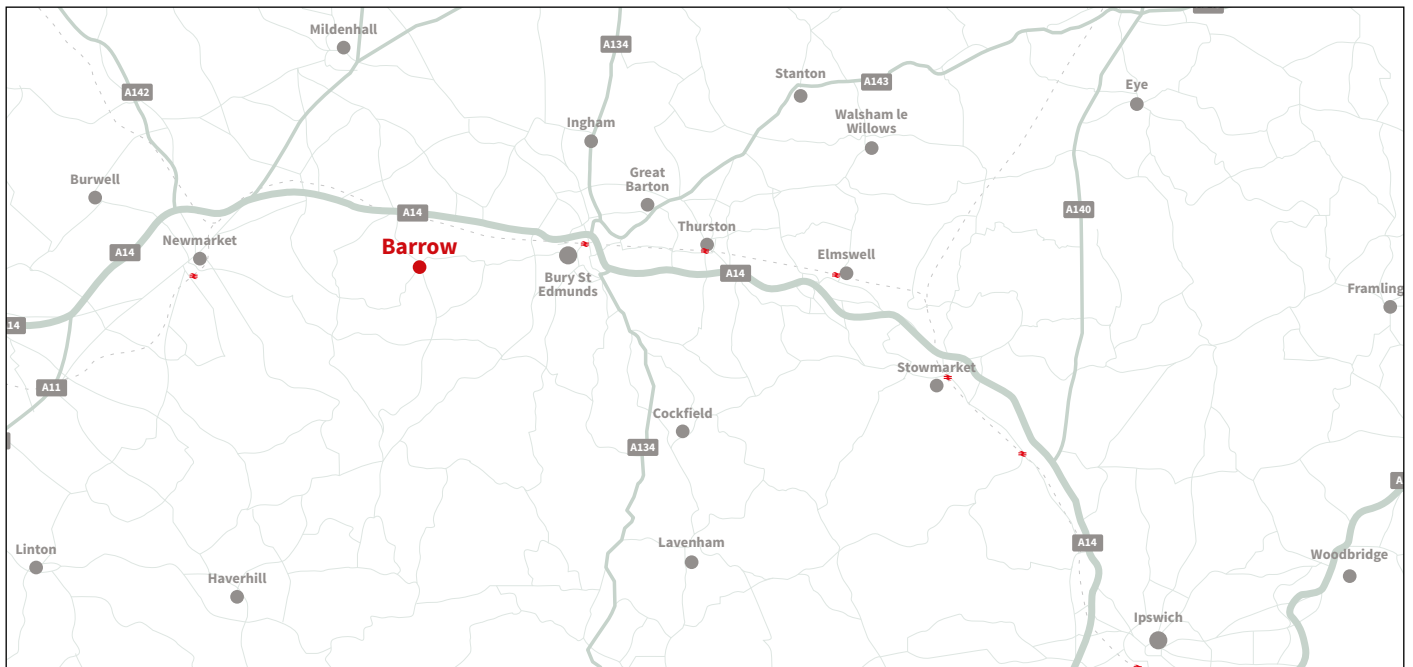


GROUND FLOOR

FIRST FLOOR



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



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