



RESIDENTIAL BUILDING PLOT
SHEPPYS, MATTHEWS LANE, GREAT BRADLEY, SUFFOLK

JACKSON-STOPS 

RESIDENTIAL BUILDING PLOT SHEPPYS, MATTHEWS LANE, GREAT BRADLEY, SUFFOLK, CB8 9ET

AN EXCITING OPPORTUNITY TO ACQUIRE A RESIDENTIAL BUILDING PLOT IN A SOUGHT AFTER EDGE OF VILLAGE LOCATION WITH ATTRACTIVE COUNTRYSIDE VIEWS AND FULL PLANNING PERMISSION FOR A DETACHED 4 BEDROOM HOUSE



DISTANCE

NEWMARKET 8 MILES
BURY ST EDMUNDS 16 MILES
CAMBRIDGE 18 MILES
STANSTED AIRPORT 35 MILES
LONDON 70 MILES

ACCOMMODATION TO INCLUDE GROUND FLOOR

- Entrance Hall
- Kitchen/Family/Dining Room
- Living Room
- Utility Room
- Study/Bedroom
- Shower Room/Cloakroom

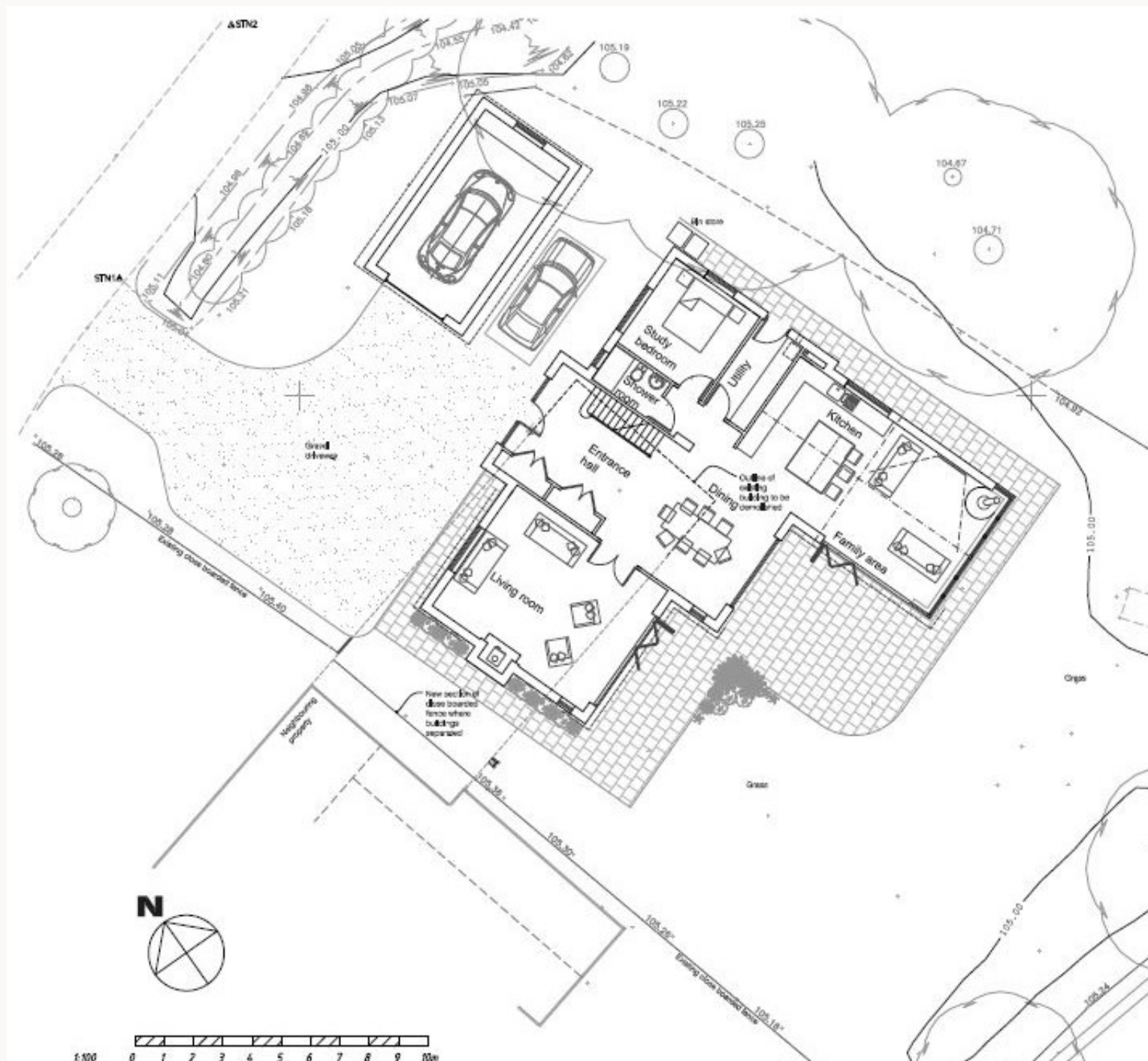
FIRST FLOOR

- Master Bedroom with En-Suite Shower Room
- 2 Further Double Bedrooms
- Family Bathroom

OUTSIDE

- Driveway with Parking
- Detached Single Garage
- Attractive Garden
- Countryside Views

0.23 acre (sts)



SITE PLAN SHOWING GROUND FLOOR LAYOUT

THE PROPERTY

The sale provides an exciting opportunity to acquire a residential building plot with full planning permission for a detached 4 bedroom house set in a quiet edge of village location with attractive countryside views.

Full planning permission was granted on 27 September 2018 by St Edmundsbury Borough Council (Ref DC/17/1229/FUL). The house has a projected gross internal area of 2,378 sq ft / 221 sq m, with accommodation to the ground floor comprising an entrance hall, kitchen/family/dining room, study/bedroom, utility room and shower room/cloakroom. The first floor boasts the master bedroom with en-suite shower room, two further double bedrooms and family bathroom.

Outside, the property will benefit from a driveway with parking, detached single garage and attractive garden enjoying countryside views.

SPECIAL CONDITIONS OF SALE

The purchaser will be required to comply with all conditions relating to the planning permission (REF DC/17/1229/FUL).

LOCATION

The site occupies an attractive position down a country lane, on the edge of Great Bradley, with far reaching countryside views.

Great Bradley is a rural West Suffolk village with a church and village hall and is surrounded by undulating Suffolk/Cambridgeshire countryside. The nearby horseracing town of Newmarket offers a good range of amenities including schools, shops, supermarkets, restaurants and leisure facilities, including health clubs, a swimming pool and golf club. Great Bradley is commutable to Cambridge with its burgeoning hi-tech industries, science parks and reputable schools. There is excellent access to the A14 and A11 (M11). Cambridge, Audley End and Whittlesford offer direct rail lines into London, with the fastest trains taking under one hour. Stansted International Airport is approximately 35 miles.

DIRECTIONS TO PLOT (CB8 9ET)

From Newmarket High Street take the B1061 through the villages of Dullingham, Burrough Green and into Great Bradley. On entering the village take the first right hand turning into Evergreen Lane. Continue straight into Matthews Lane and the building plot is situated further down on the left hand side.

PROPERTY INFORMATION

METHOD OF SALE: The property is for sale as a whole by private treaty with vacant possession on completion.

SERVICES: Mains water and electricity are available in the locality.

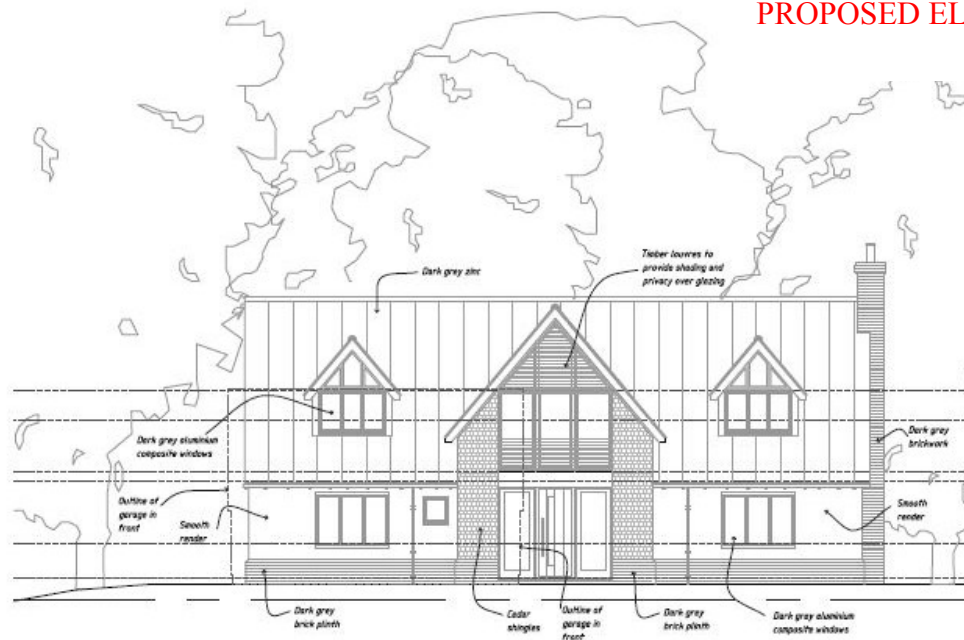
LOCAL AUTHORITY: St Edmundsbury Borough Council Tel: 01284 763233

VIEWING: Strictly by appointment only through sole agent: Jackson-Stops – 01638 662231

PLANNING PERMISSION: For full details of the planning permission (DC/17/1229/FUL) go to:
<https://www.westsuffolk.gov.uk/planning/>



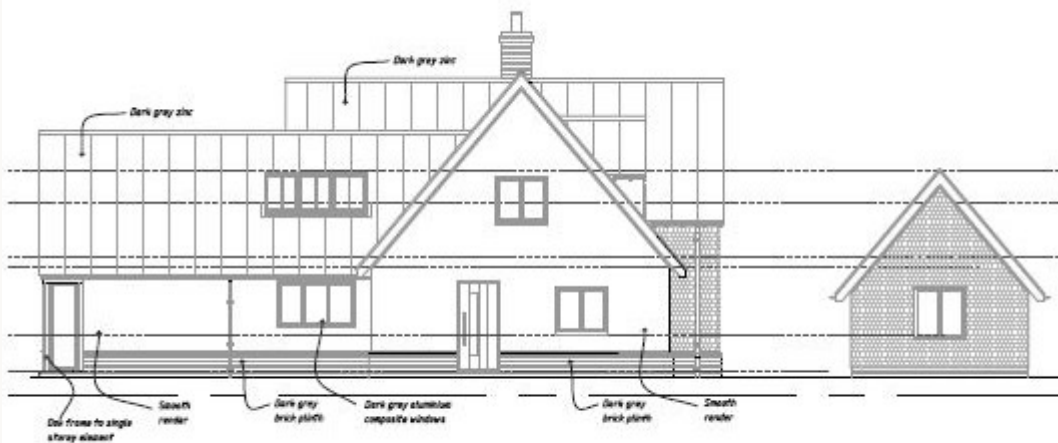
PROPOSED ELEVATIONS



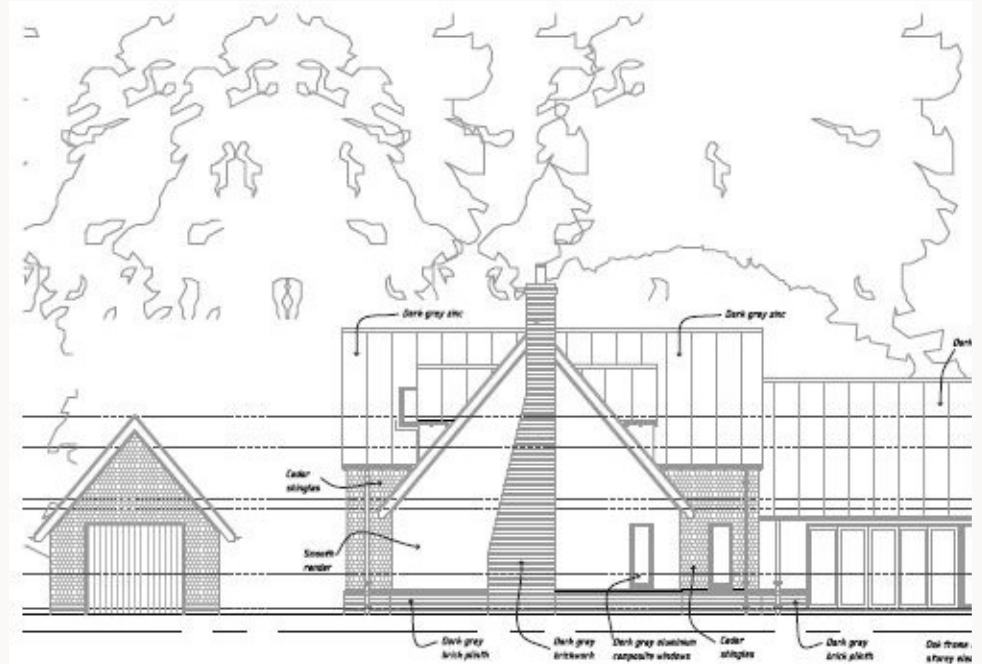
Front elevation (north west)



Rear elevation (south east)



Side elevation (north east)



Side elevation (south west)

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.

2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.

3. The photographs are not necessarily comprehensive or current aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.

4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.

5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.

6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



NEWMARKET

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