



Mortimer &
Gausden

INDEPENDENT ESTATE AGENTS

Plot 1, Building Plot, Lambs Lane, Lawshall,
Bury St. Edmunds, IP29 4PE

Guide Price
£220,000

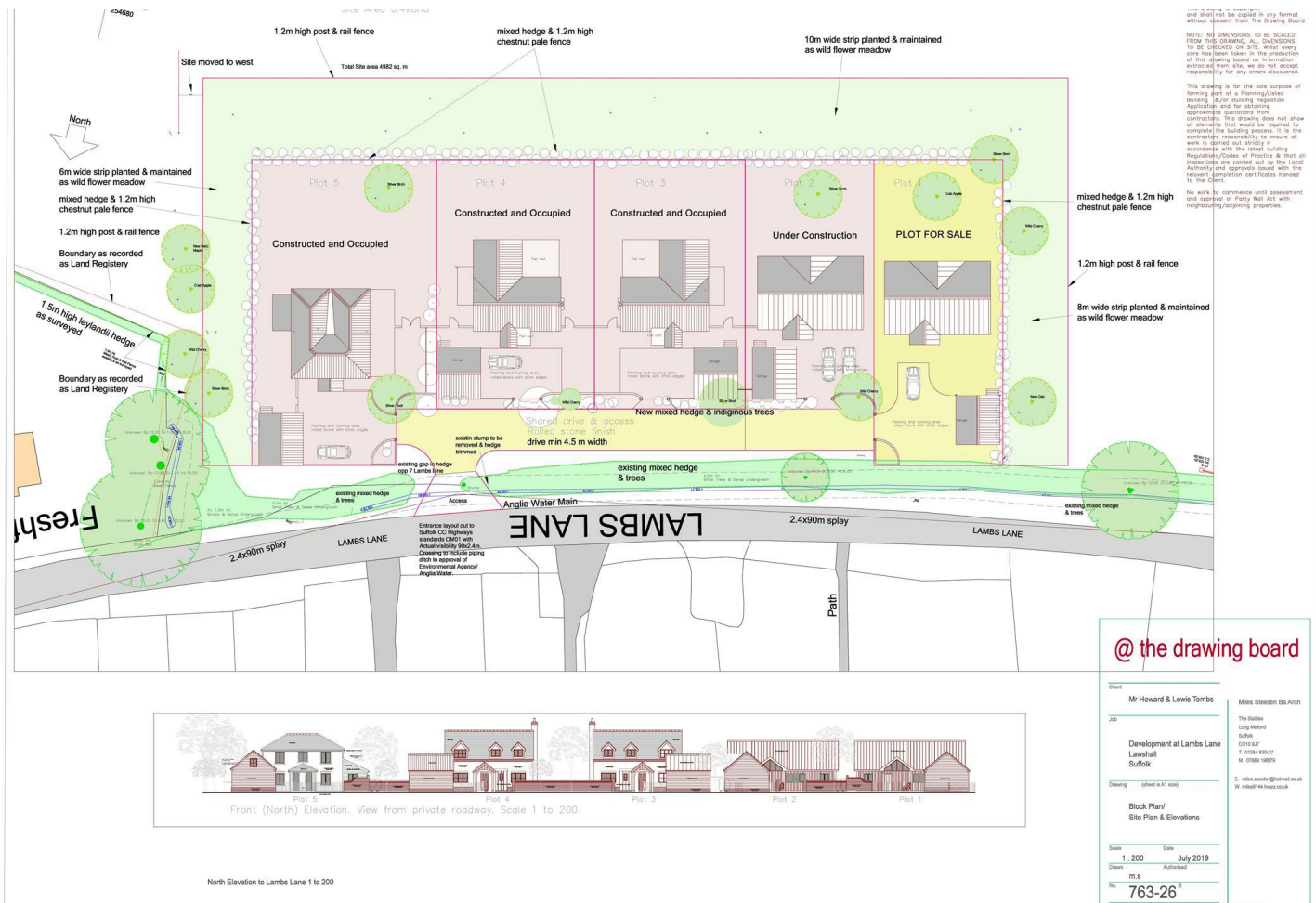
A superb building plot with far reaching views

This generous-sized building plot backs onto open countryside and occupies a tucked-away setting within the popular and picturesque village of Lawshall.

Full planning consent has been granted for the erection of a detached dwelling and details of the planning consent can be found on the website: <https://planning.baberghmidsuffolk.gov.uk> and by searching reference DC/19/04663 or PP-08201471 in the planning section

The plot is the last available plot at this location and we have saved the best till last as it enjoys the end position with farmland views to both the side and rear. Out of the total 5 plots, 3 have already been developed as high-specification individual homes. The 4th plot (Listed as plot 2) is currently under construction. (see plan)

- Single building plot with full consent
- Occupying a superb village setting
- Enjoying open countryside views
- Electricity & mains drainage on site
- Driveway already constructed
- Bordered by a wild flower meadow



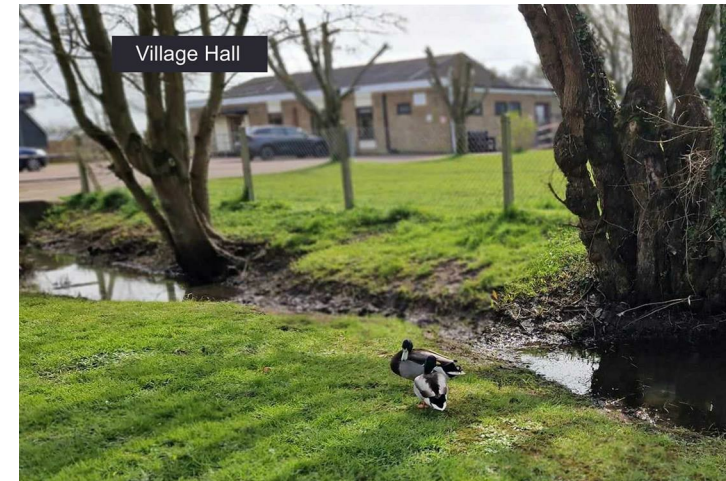
As previously mentioned, the plot occupies an idyllic setting, close to the village centre and yet with the benefit of having lovely views over Suffolk countryside. The main infrastructure of the site is already provided with the driveway, electricity and mains drainage in place. The plot measures approximately 47.5 metres by 15.7 metres. In addition to these measurements, the site plans include a 10-metre strip to the rear and an 8-metre strip to the right hand side which will be planted and maintained as a wild flower meadow. The current design for the plot is of 157 sqm (1690 sq ft)

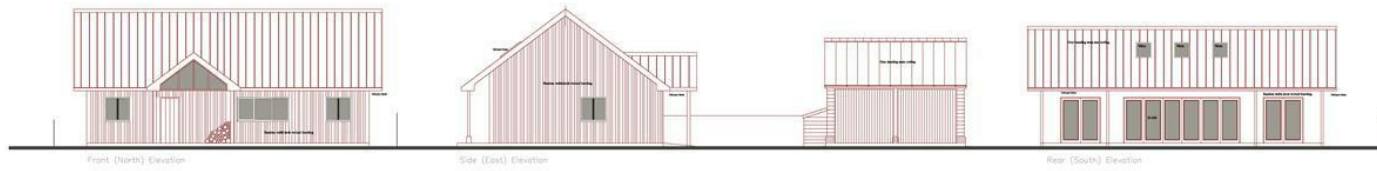
Lawshall, is a lovely village with a strong sense of community. Many of the properties in the village are either period or are of an individual design. Situated around 6 miles from the Historic market town of Bury St Edmunds and around 9 miles north of Sudbury, Lawshall has a number of local amenities including a pre-school, primary school, church, public house, community centre and recreation ground.

So, if you have been searching for a fully serviced good sized plot, in a wonderful semi-rural setting - look no further!

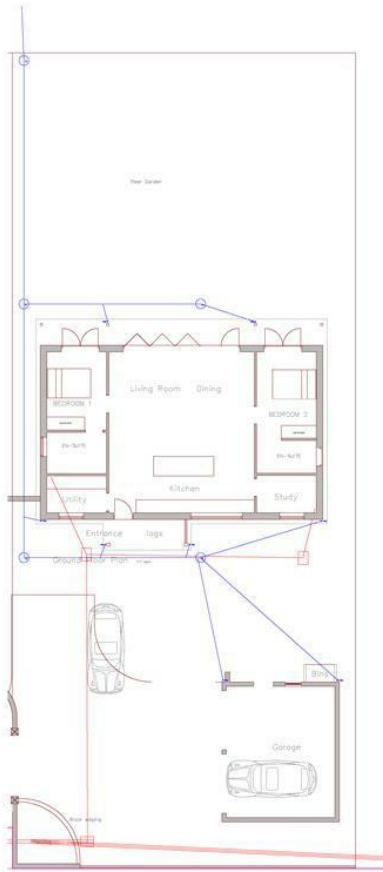
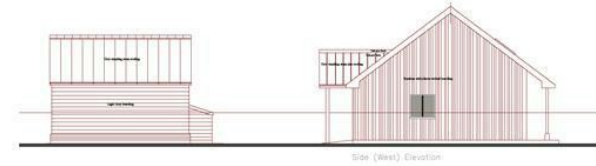
Agents Note: Community Infrastructure Payments will apply.

Directions. Lawshall can be reached from various directions and all roads lead into the village centre. The building plot is located off Lambs Lane which straddles Harrow Green and Bury Road. Once in Lambs Lane, Plot 1 is somewhat hidden from the road, tucked behind a mature hedgerow. You will see 3 large detached houses off a new tarmac driveway. Turn onto the driveway, then right. You will see the plot at the end of the drive.





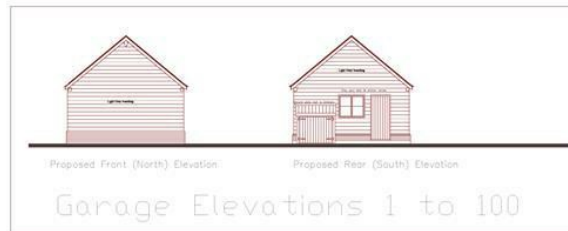
Plot 1 Elevations 1 to 100



Plot 1 Ground Floor 1 to 100



Front (North) Elevation, View from private roadway. Scale 1 to 200



Garage Elevations 1 to 100

This drawing is Copyright © and shall not be copied in any format without consent from The Drawing Board

NOTE: NO DIMENSIONS TO BE SCALED FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE. Whilst every care has been taken in the production of this drawing based on information extracted from site, we do not accept responsibility for any errors discovered.

This drawing is for the sole purpose of forming part of a Planning/ Listed Building &/or Building Regulation Application and for obtaining approximate quotations from contractors. This drawing does not show all elements that would be required to complete the building process. It is the contractors responsibility to ensure all work is carried out strictly in accordance with the latest Building Regulations/Codes of Practice & that all inspections are carried out by the Local Authority and approved based with the relevant completion certificates handed to the Client.

No work to commence until assessment and approval of Party Wall Act with neighbouring/ adjoining properties.

@ the drawing board

Client: Mr Ray Debenham

Job: Plot 1 Development at Lambs Lane Lawshall Suffolk

Architect: Miss Steeden Ba Arch

The Studio: Long Melford Suffolk CO19 5AT T: 01284 830427 M: 07889 198679 E: miss.steeden@tmba.co.uk W: mbs9144.house.co.uk

Drawing: (sheet in A1 size)

Scale: 1:100 & 200

Date: July 2019

Drawn: M.S.

No: 763-25

Rev. A: Pre-planning meeting Client meeting 27.08.2019
Rev. B: In accordance with Planners email 16.10.2019

Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.

mail@mortimerandgausden.co.uk
www.mortimerandgausden.co.uk
7 Langton Place, Bury St. Edmunds, Suffolk. IP33 1NE

01284 755526