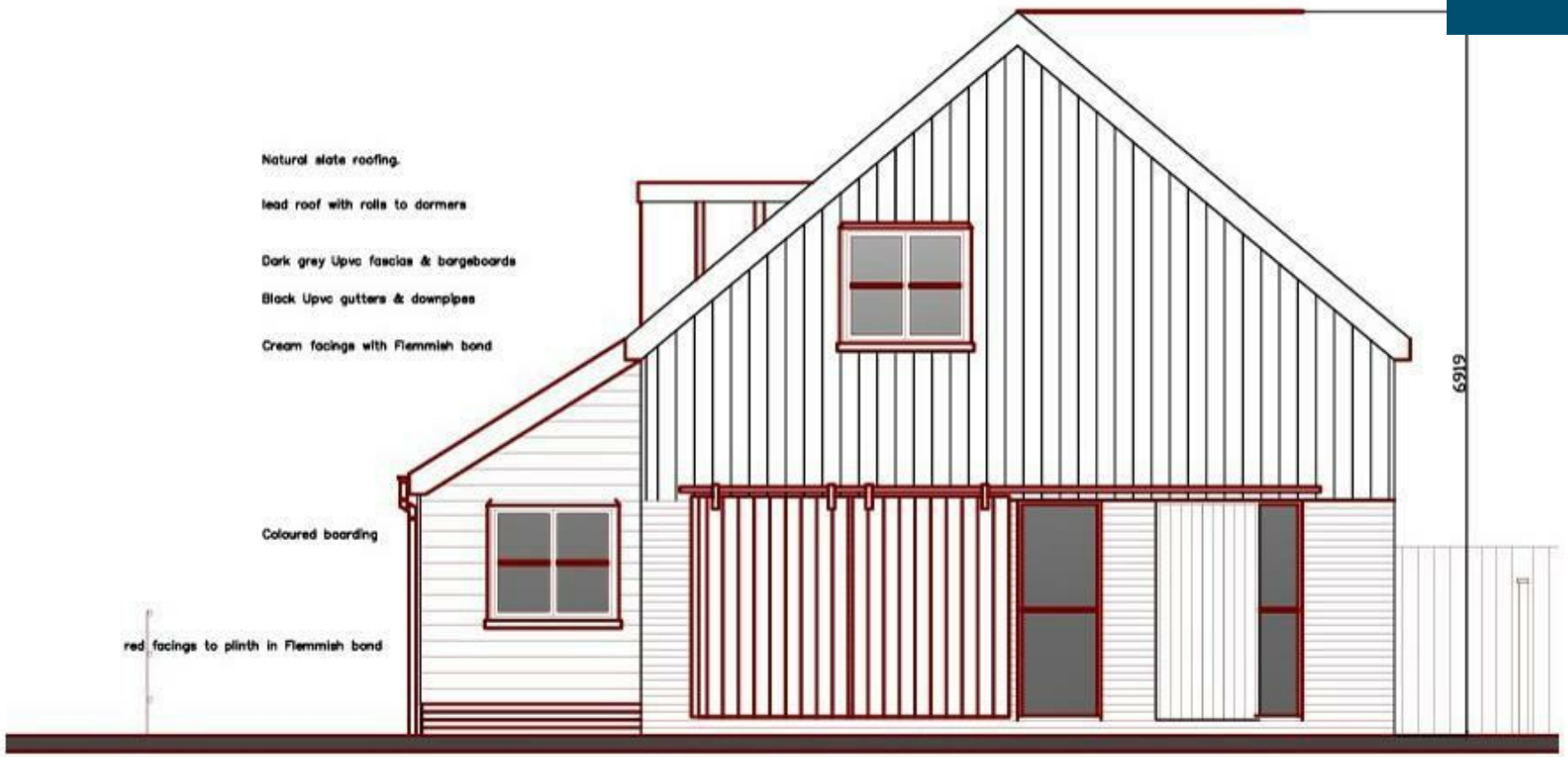
Plot 5

THE Mortimer & Gausden PARTNERSHIP



Sparrows Lodge, 1 Blacksmith Close, Lawshall,
Bury St. Edmunds, IP29 4QN

Guide Price
£250,000

Desirable building plot in a pleasant village setting

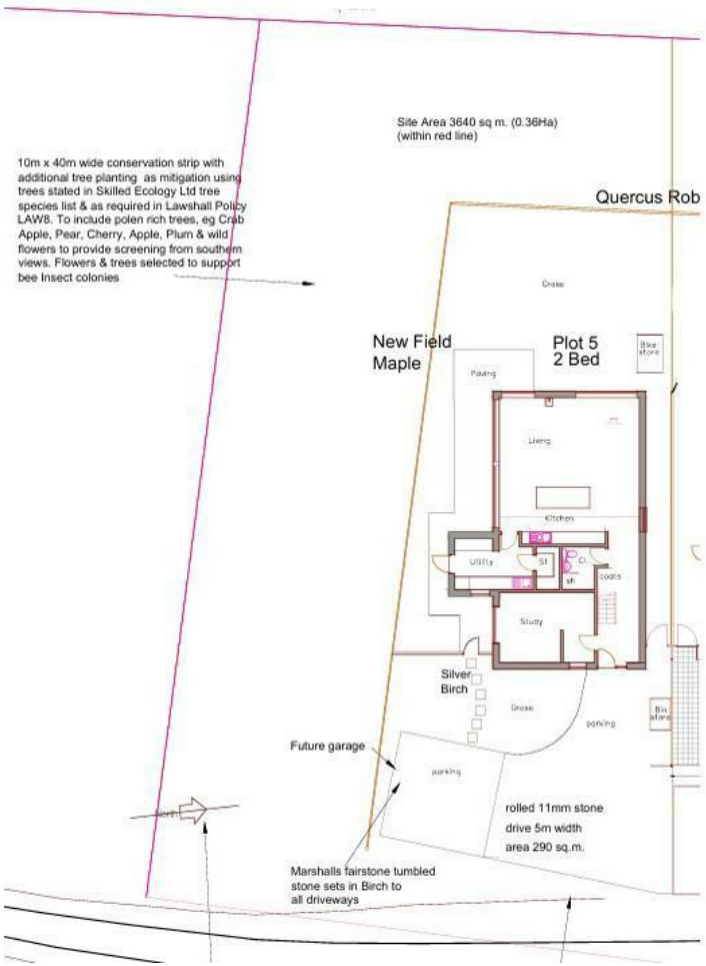
An excellent opportunity has arisen to purchase a generous building plot of approximately one-third of an acre(STS), with full planning approval (Ref: DC/24/00081) granted on 10 May 2024.

The approved plans allow for the construction of an attractive two-storey barn-style dwelling of around 1,900 sq. ft., featuring a slate roof and a stylish combination of zinc profiled sheet cladding and cream/grey stock brickwork, complemented by dark grey joinery.

Significant groundwork has already been completed, including foundations, blockwork to ground level, and the installation of main services.

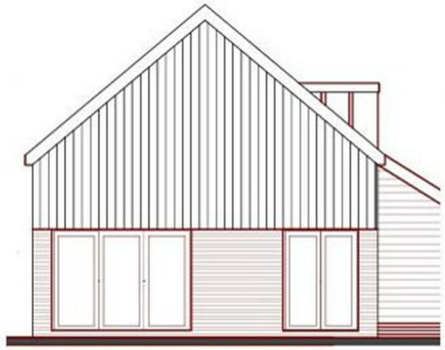
Enjoying a delightful semi-rural setting and backing onto a paddock, the plot offers both tranquillity and convenience within easy reach of all village amenities in the desirable community of Lawshall, just a short drive from Bury St Edmunds and Sudbury.

https://planning.baberghmidsuffolk.gov.uk/online-applications/DC/24/00081 and DC/20/03245



- Approximately 1/3 acre plot (STS)
- Backing onto paddock land
- Occupying a popular village location
- Electricity and drainage connected
- Foundations, blockwork to ground level completed

South Elevation



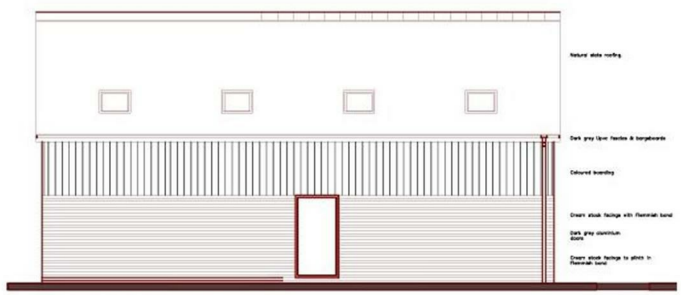
West Elevation

Occupying an excellent position close to the heart of the village, this attractive plot benefits from a superb setting within easy reach of open countryside. The main infrastructure is already in place, including electricity and mains drainage, offering a convenient starting point for development.

Lawshall is a charming village with a strong sense of community. The area features a variety of character properties, many of which are period homes or individually designed residences. Located approximately 6 miles from the historic market town of Bury St Edmunds and around 9 miles north of Sudbury, Lawshall offers a range of local amenities including a pre-school, primary school, church, public house, community centre, and recreation ground.

Agents Note: Community Infrastructure Levy (CIL) payments will apply. For further information, please contact the selling agent.

Directions. Lawshall can be reached from various directions and all roads lead into the village centre. The plots are located on Bury Road which is the road that comes into the village from Hawstead.



North Elevation

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.
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