

DAVID
BURR



THE OLD WATER WORKS, UPPER COMMON, SHEEPGATE LANE, CLARE, SUFFOLK

This 1 acre site is situated in an elevated position accessed via a track adjacent to Clare Common enjoying views over Clare and the surrounding countryside. Formerly a water works and then later used as a scrap metal yard, the site lends itself to a variety of different uses, subject to the necessary planning consents.

Guide £175,000

The Old Water Works, Upper Common, Sheepgate Lane, Clare, Sudbury, Suffolk, CO10 8QN

The Old Water Works is a rectangular 1 acre site approached via a no through track surrounded by open countryside. The property enjoys a great deal of privacy and features a variety of outbuildings including a red brick storage building and Victorian underground chambers accessed via a recently installed up and over garage door. Steps lead up to a large expanse of concrete with the site bounded by a mature tree and hedge line.

Although the site lends itself to a variety of different uses, potential purchasers are advised to make their own enquiries with St Edmundsbury Borough Council.

Location

Clare is an attractive and historic town boasting many fine examples of period architecture, a Priory, Norman Keep and the magnificent St. Peter and St. Paul church. Sudbury with its branch line commuter service to London Liverpool Street lies 8 miles to the east. Bury St Edmunds lies approximately 16 miles to the north, whilst Cambridge is 25 miles to the west.



Clare	(01787) 277811
Bury St Edmunds	(01284) 725525
Castle Hedingham	(01787) 463404
Leavenheath	(01206) 263007
Long Melford	(01787) 883144
Newmarket	(01638) 669035
Woolpit	(01359) 245245
London	(020) 78390888
DAVIDBURR.CO.UK	

Additional information and viewing:

Local authority: St Edmundsbury Borough Council.

Viewing strictly by appointment with David Burr.

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