

DAVID
BURR

**BUILDING PLOT, NEW STREET, GLEMSFORD,
SUDBURY, SUFFOLK, CO10 7PY**



Glemsford is a popular village situated to the West of Long Melford. The village offers many amenities including a school, doctors surgery, public transport facilities and has a selection of shops and public houses. Surrounded by open countryside and farmland, the village is conveniently situated for Long Melford, Sudbury with its commuter rail link to London Liverpool Street (about 7 miles) and Bury St Edmunds to the north (about 12 miles).

This building plot is located in an exceptional rural position on the outskirts of a well-served Suffolk village. In October 2017 planning permission was granted (some matters reserved) for the erection of a detached dwelling and associated outbuilding via new vehicular access. For further information please visit www.midsuffolk.gov.uk and search planning applications for DC/17/04086.

**A rural building plot with far reaching countryside views on the
outskirts of a well-served Suffolk village.**

Guide £175,000

LONG MELFORD (01787) 883144

*Castle Hedingham - Clare - Leavenheath - Newmarket - Bury St Edmunds - Woolpit - London SW1
www.davidburr.co.uk*

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The building plot measures approximately 190ft x 90ft.

A covenant will be included within the title transfer stating that no more than one dwelling can be erected without the consent of the owners of the property known as Langley, New Street, Glemsford, Sudbury, Suffolk, CO10 7PY.

A second covenant will be in place, stating that the formal gardens, must not have any buildings on it other than a garden shed or greenhouse. Nor may there be any leylandii or similar conifers planted on it. For more information or a copy of the plan, please contact 01787 883144.

It is the responsibility of all interested parties to make their own enquires as to any conditions that are attached to the planning consent (prior to bidding). To view plans, associated documentation and planning permission notice please visit www.midsuffolk.gov.uk and search for planning application number: DC/17/04086

SEALED BIDS: Best offers are invited for Building Plot, in a sealed envelope to be delivered to David Burr, Walnut Tree House, Hall Street, Long Melford, Sudbury, Suffolk, CO10 9JG. The envelope should be sealed and marked 'Building Plot, New Street, Glemsford', Offers are to be submitted no later than midday on 17th November 2017. Within the offer letter, should be details of the price to be paid, the legal representative who will be acting on the transaction together with how the purchase is to be funded and any conditions attached to the offer.

AGENTS NOTES: The vendor retains the right to sell prior to the sealed bids date or withdraw/decline any offer made. David Burr strongly advises purchasers to engage their legal representative at the earliest opportunity. All measurements and descriptions are intended as a guide only and should not be relied upon as entirely correct.

