

DAVID  
BURR

*Celebrating 25 years*

**DEVELOPMENT SITE, CLAY HALL LANE, ACTON  
SUDBURY, SUFFOLK. CO10 0AQ**



Acton is a popular village with day to day facilities including a shop, primary school, public house, post office and church which houses the Brass to Sir Robert de Bures of 1302 which is one of the oldest and one of the finest in England. It is conveniently located for the market towns of Bury St Edmunds (12 miles) and Sudbury (3 miles), the latter with its comprehensive amenities including a commuter rail link to London Liverpool Street Station.

This is a rare opportunity to acquire a development site of about 2 acres in an edge of village setting. The current consent is for 4 large detached houses (with double garages) of about 1900sq ft to 2850 sq ft, further benefits will include generous gardens abutting fields.

**A 2 acre building plot on the edge of a well regarded Suffolk village.**

**Guide £800,000**

***LONG MELFORD (01787) 883144***

*Castle Hedingham*

*Clare*

*Leavenheath*

*Newmarket*

*Woolpit*

*London EC1*

*www.davidburr.co.uk*

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For plans and further information regarding this site please visit the planning pages of Babergh District Councils website [www.babergh.gov.uk](http://www.babergh.gov.uk) searching application number DC/19/00490. This planning application was granted on appeal and it is the purchaser's responsibility to familiarise themselves with any conditions attached to the consent accordingly.

We understand a Community Information Levy payment in the region of £95,000 will apply to this site, however purchasers are advised to make their own enquiries in respect of this payment.

For further information and to discuss viewing arrangements please call David Burr's Long Melford office on 01787 883144.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.