



DAVID
BURR

Building Plot
Edwardstone, Suffolk

Building Plot, Mill Green, Edwardstone, Sudbury, Suffolk, CO10 5PZ

The rural village of Edwardstone is located between historic Lavenham and Sudbury with a thriving public house and parish church, situated approximately 1.6 miles from the village of Boxford with its wide range of everyday facilities including local stores, post office, butchers, pubs, doctors surgery and primary school.

The market town of Sudbury, with its commuter rail service, is about 5 miles and the major centre of Colchester is about 12 miles. There is also an excellent range of facilities in the medieval village of Lavenham which includes an interesting range of shops, galleries, fine restaurants and historic hotels. More comprehensive facilities can be found in the market town of Sudbury and cathedral town of Bury St Edmunds.

The plot enjoys a semi-rural aspect with views across open farmland to the rear, whilst retaining walking distance access to the White Horse public house within the highly-regarded Suffolk village of Edwardstone. Located within catchment area of the Ofsted 'outstanding' rated Boxford village primary school. This offers an outstanding opportunity, especially for a self-builder.

A building plot with detailed planning permission for a three bedroom (one en-suite) detached property enjoying semi-rural aspect in a popular village with approval for private parking area and rear gardens.

- Former garden land with road frontage of approximately 11.9m and a depth of approximately 33.7m.
- A main foul drain crosses the rear gardens and mains water and electricity are available in the road.
- All boundaries will be transferred to the purchaser.
- Planning permission has been approved under application reference number DC/23/00059 details of which can be viewed at www.planning.baberghmidsuffolk.gov.uk
- Plot size of approximately 0.10acre

AGENTS NOTES

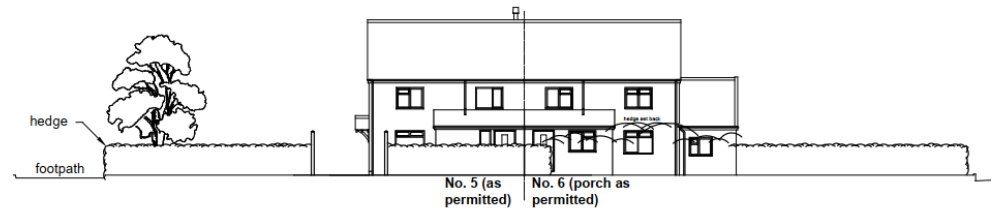
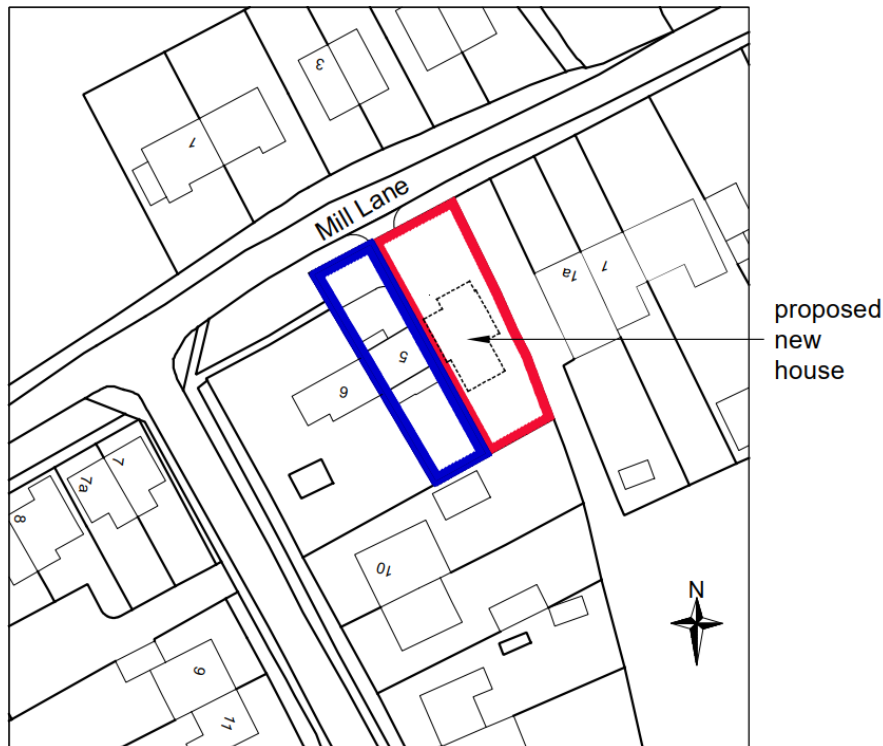
- The land is presently being used as builders' storage while the adjacent house is being refurbished and will be left clear on completion.
- The vendors at their own cost will construct a new verge crossing/dropped curb of 6.4m wide. The intention is that one half of this will be used by the new property and one half by the existing house.
- An overage to be transferred with the title is an obligation to pay £25,000 (twenty five thousand pounds) to the estate of the deceased former owner (from whom the current owners purchased the property) within 30 days of the commencing building work on the new house. This obligation runs to 8th August 2031.

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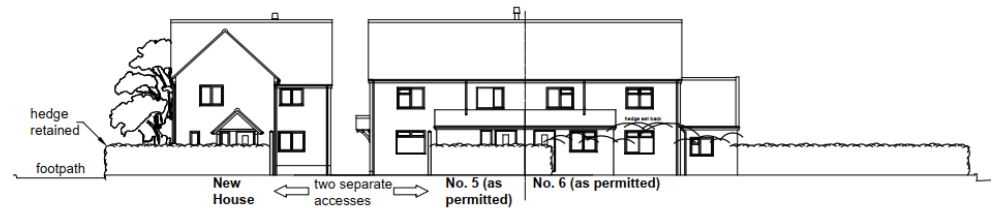
- The adjacent house is currently being fully refurbished and will be completed and coming to market in September.
- **SERVICES:** Mains water and electricity are available to the site.
NOTE: None of these services have been tested by the agent.
- **LOCAL AUTHORITY:** Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000).

VIEWING: Strictly by prior appointment only through DAVID BURR.
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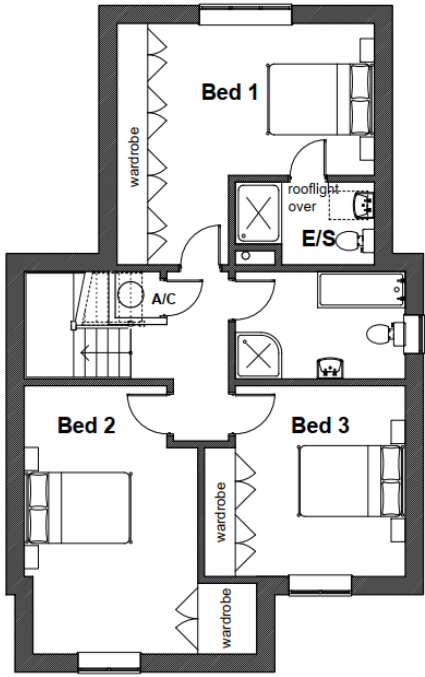
Street Scene (existing)



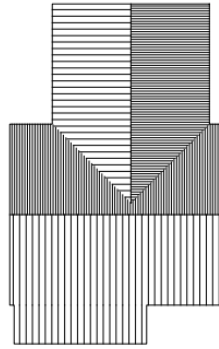
Street Scene (proposed)

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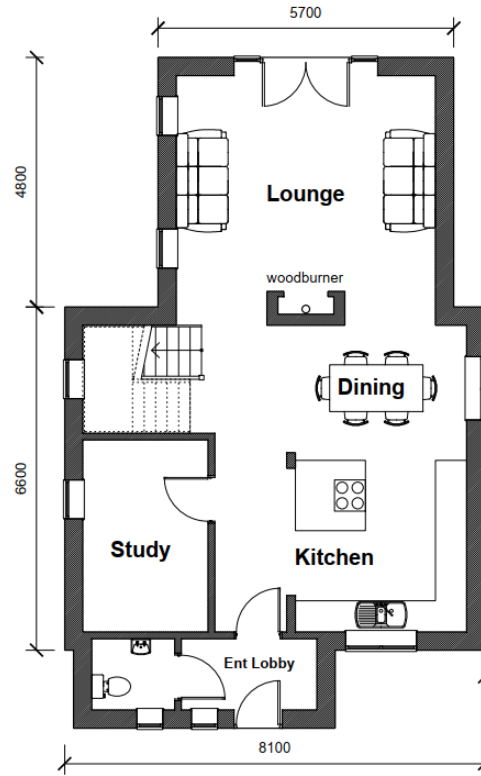
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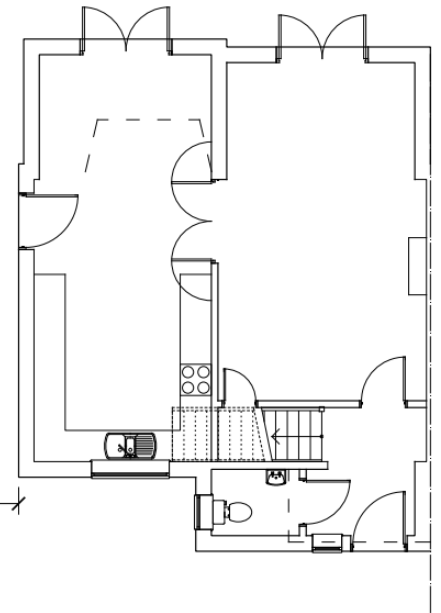
First Floor Plan



Roof Plan
@ 1:200

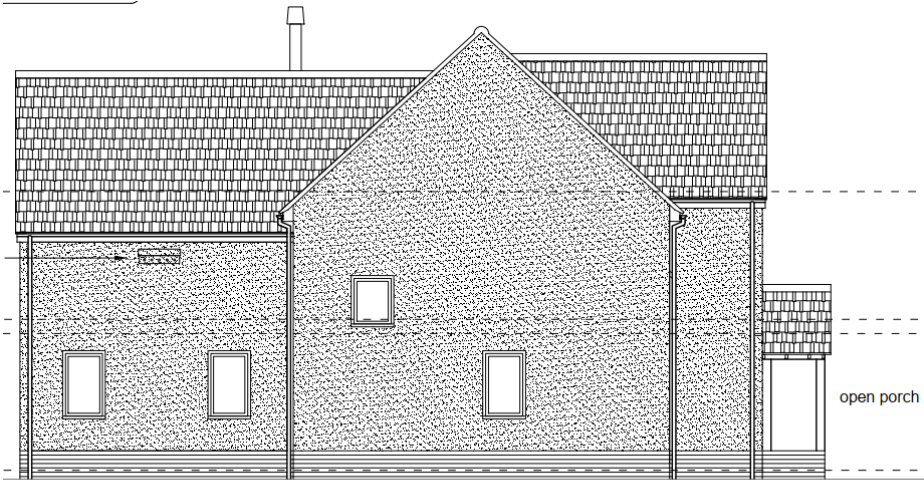


Ground Floor Plan

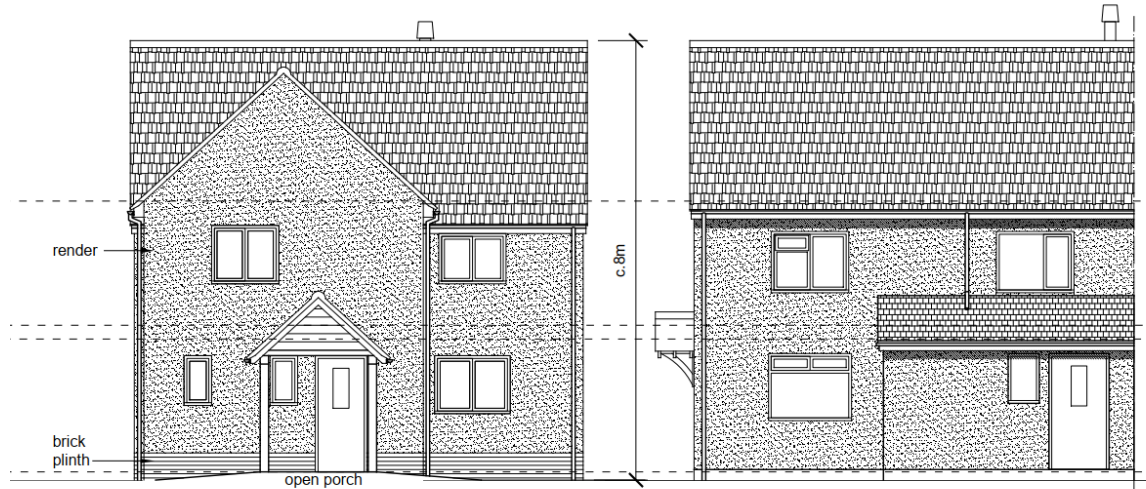


5 Mill Green

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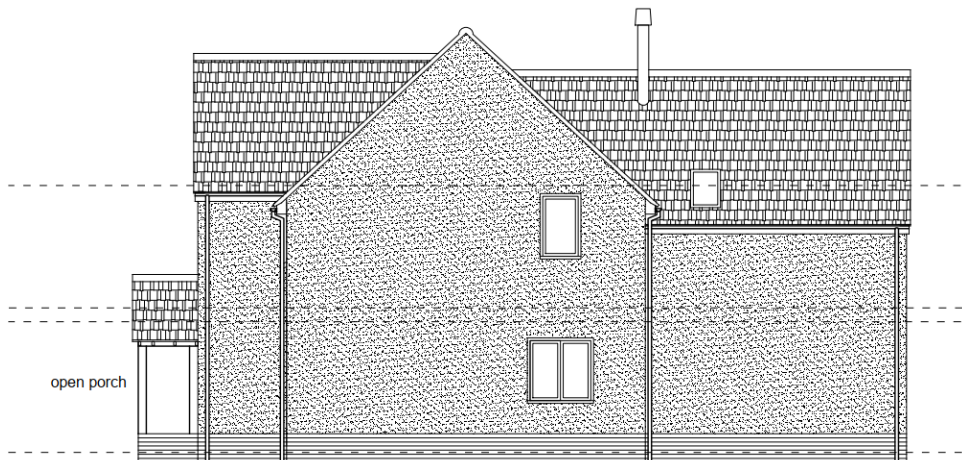


Eastern Elevation

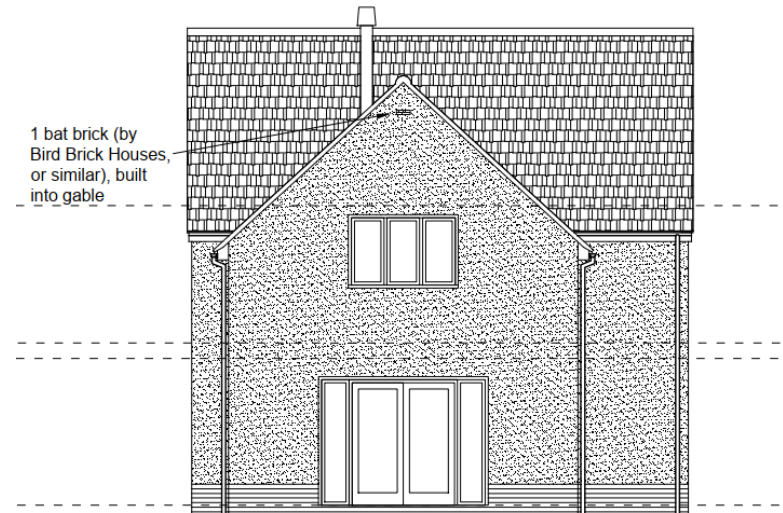


New House

**No. 5 (as permitted)
Northern Elevation: Street Scene**

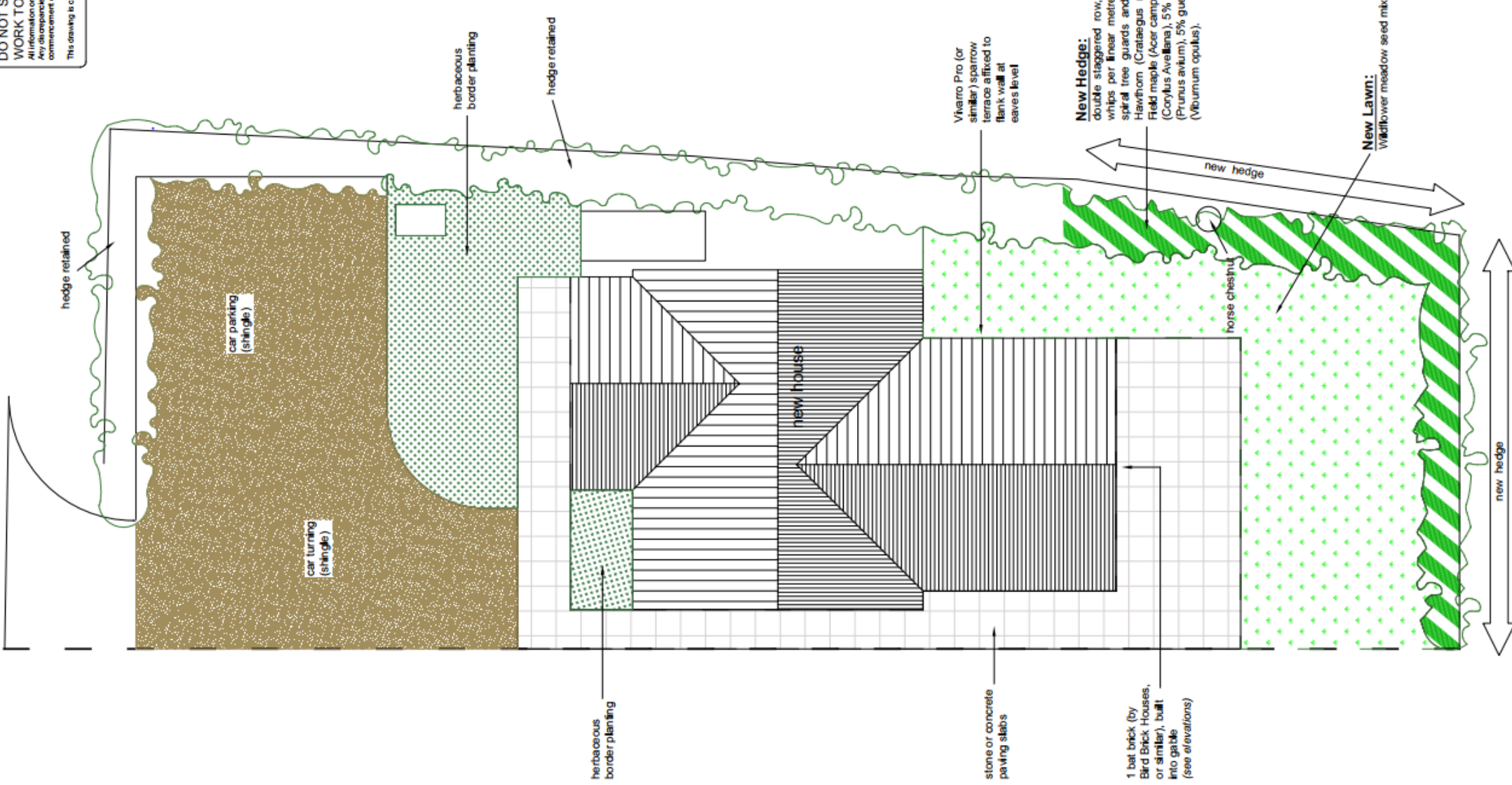


Western Elevation



Southern Elevation

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hedge retained

car parking
(shingle)

car turning
(shingle)

herbaceous
border planting

hedge retained

herbaceous
border planting

new house

stone or concrete
paving slabs

1 bat brick (by
Bird Brick Houses,
or similar), built
into gable
(see elevations)

Vivaro Pro (or
similar) sparrow
terrace affixed to
flank wall at
eaves level

New Hedge:
double staggered row, preferably 5
whips per linear metre, with
spiral tree guards and include: 60%
Hawthorn (Crataegus monogyna) 20%
Field maple (Acer campestre), 10% Hazel
(Corylus Avellana), 5% wild cherry
(Prunus avium), 5% guelder rose
(Viburnum opulus).

horse chestnut

New Lawn:
wildflower meadow seed mix

new hedge

new hedge