



Pannells Building Plot
Belchamp St Paul, Suffolk

**DAVID
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Pannells Building Plot, Belchamp St Paul, Sudbury, Suffolk CO10 7BS

Belchamp St Paul is a sought after village clustered around a picturesque green amidst open, undulating countryside. Village facilities include a very popular primary school, two traditional public houses, one with a country-wide reputation for their food, a village hall and a parish church. The historic market town of Clare with its comprehensive amenities is four miles away. For the commuter there are rail options to London Liverpool Street, Junction 27 M25 is a one hour drive and Stansted, Chelmsford, Colchester and Cambridge are all nearer.

A unique opportunity to acquire an individual building plot with Planning Permission for a detached property totalling circa. 1,860 sq.ft at the centre of the village near to the village Green. The building plot is situated in one of the area's most sought after villages just a short walk to the local school, public house and village hall and is adjacent to a number of 'chocolate box' cottages in an idyllic setting. For further details visit Braintree District Council's website – Planning Reference: 22/02519/FUL.

A unique individual building plot with Planning Permission for an 1,860 sq.ft home in a sought after village location.

The plot comprises predominantly lawned garden adjacent to Pannells an attractive 16th Century period cottage. Access is directly onto Bakers Road with the proposed driveway sweeping around the pond. The approved new dwelling has been designed in the local vernacular with dormer windows, clan pan tiles and soft, pale coloured render above a red brick plinth.

Purchaser's obligations:

The purchaser will be obligated to erect a boundary fence within four weeks of completion using a qualified land surveyor.

TENURE: Freehold.

SERVICES: Main drains and electricity. **NOTE:** None of the services have been tested by the agent.

LOCAL AUTHORITY: Braintree District Council. Planning Reference: 22/02519/FUL.

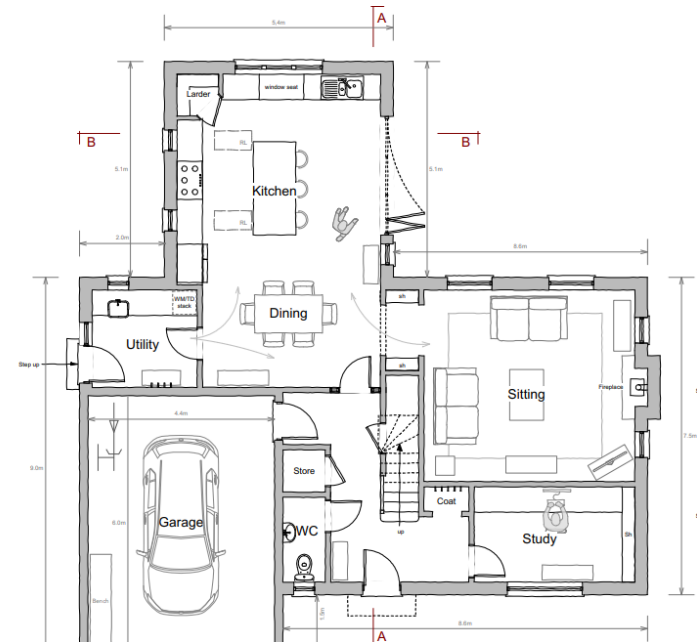
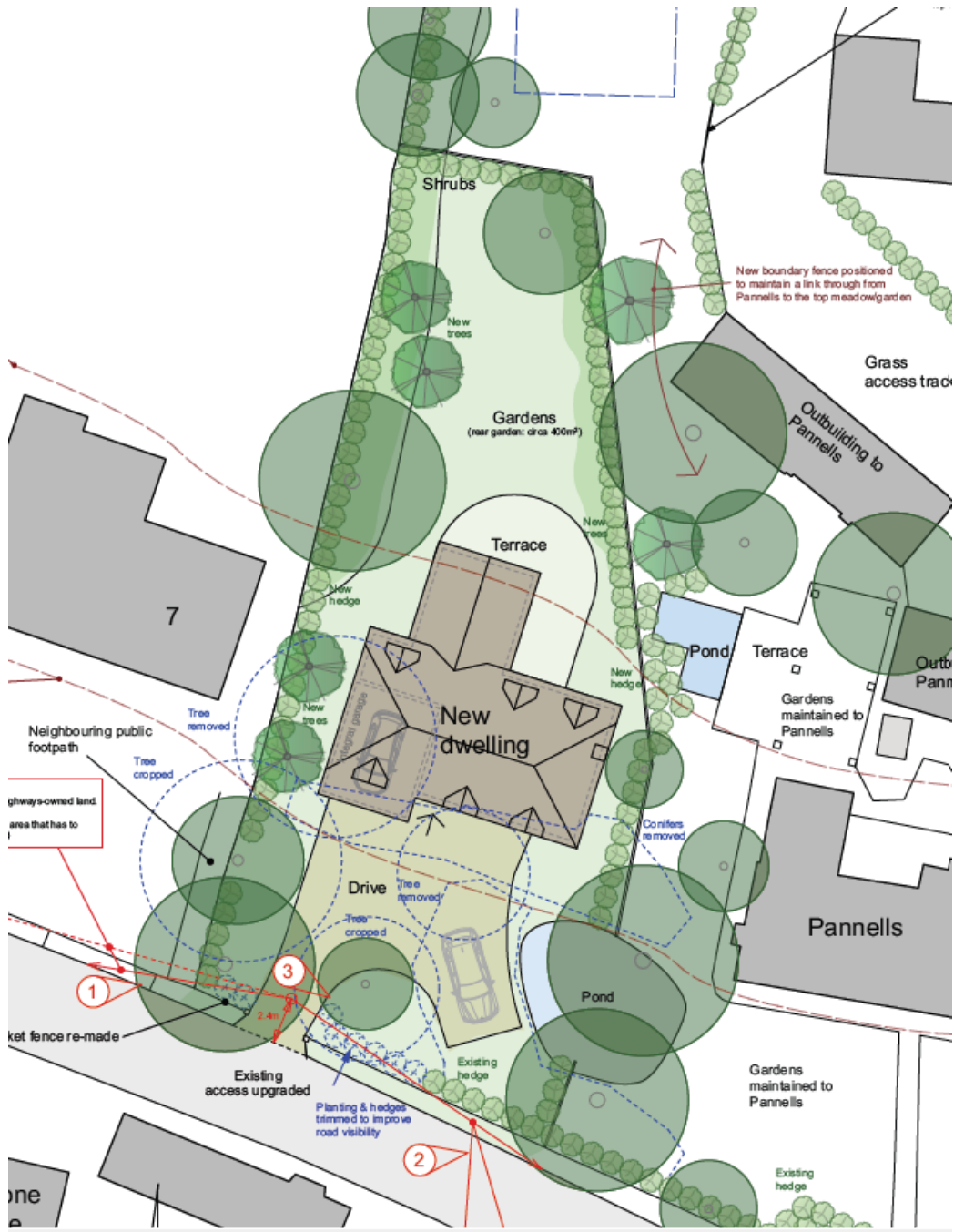
VIEWING: Strictly by prior appointment through DAVID BURR.

WHAT THREE WORDS DIRECTIONS: views, positive, breakaway.

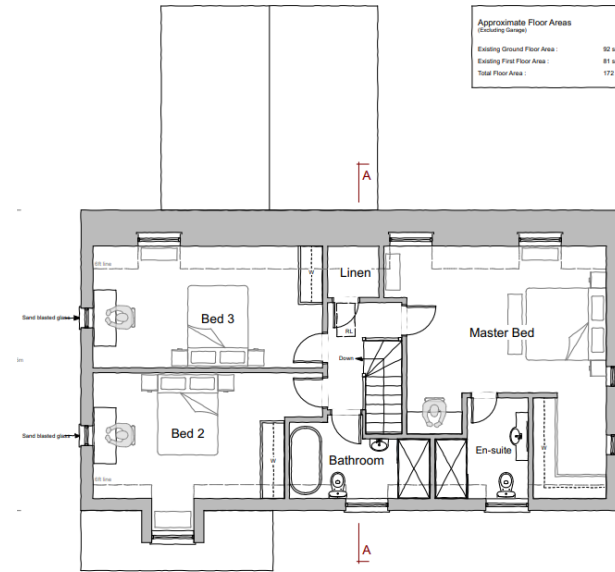
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NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by 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.





Approximate Floor Areas (Grossed)	
Existing Ground Floor Area:	92 sqm / 990 sqft
Existing First Floor Area:	81 sqm / 870 sqft
Total Floor Area:	172 sqm / 1,860 sqft



First Floor
Scale 1:50 @ A1

