



**Development site, 12 Clarence Road,  
Sudbury, Suffolk**

**DAVID  
BURR**

# DEVELOPMENT SITE, 12 CLARENCE ROAD, SUDBURY, SUFFOLK, CO10 1NJ

Sudbury is a thriving market town surrounded in part by open farmland and countryside including the famous Water Meadows. The town has a wealth of amenities and facilities including a railway link to London Liverpool Street. There is an excellent range of shops to cater for most everyday needs as well as a choice of pubs, restaurants, recreational and educational facilities. The nearby market towns of Colchester (15 miles) and Bury St Edmunds (18 miles) offer extensive amenities, the former providing a mainline station to London Liverpool Street, serving the commuter.

A great opportunity to purchase a three-bedroom detached project with outline planning for two three-bedroom detached houses to the rear of the corner plot.

## A three-bedroom detached project with outline planning for two additional dwellings.

**ENTRANCE HALL:** With space for shoes and coats with useful understairs cupboard and door leading to:-

**SITTING ROOM: 17'5" x 11'3"** (5.32m x 3.43m) A wonderfully light front-to-back reception room with views over both the front and rear garden with glass panel door providing access to the rear.

**DINING ROOM: 11'2" x 10'8"** (3.41m x 3.25m) A generous second reception room with corner fireplace and door leading to:-

**KITCHEN: 11'3" x 6'4"** (3.44m x 1.94m) Window overlooking the rear garden, frosted side access door, pantry cupboard and butler sink with door leading to:-

**Rear Hall:** Window overlooking the rear garden and staircase leading to first floor.

### First Floor

**LANDING:** Window to the front and doors leading to:-

**BEDROOM 1: 11'3" x 11'2"** (3.43m x 3.41m) A generous double bedroom with views over the rear garden and useful storage cupboard.

**BEDROOM 2: 11'5" x 10'8"** (3.47m x 3.24m) Another good size double bedroom with views over the rear garden and useful storage cupboard.

**BEDROOM 3: 8'1" x 6'5"** (2.47m x 1.95m) Window to the front.

**SHOWER ROOM:** Wet room corner shower, close coupled WC, wash hand basin and airing cupboard.

### Outside

A shingle drive to the front of the property and turning space provides ample **OFF-ROAD PARKING** and in turn access to the **GARAGE** with up-and-over door with footpath leading to the front door and further footpath leading to rear.

To the rear of the property you will find a wide expanse of lawn with established hedgerow boundaries and useful store to the back of the property.

**PLANNING:** Outline planning permission has been granted to build two detached townhouses to the back of the property's grounds accessed off Stanley Road with the house itself maintaining a generous plot. Full planning permission can be viewed using reference number DC/24/02098 and is for two three-bedroom detached townhouses spread across three levels with their own private driveways and south-westerly facing gardens.

**SERVICES:** Main water and drainage. Main electricity connected. Gas fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

# DEVELOPMENT SITE, 12 CLARENCE ROAD, SUDBURY, SUFFOLK, CO10 1NJ

**EPC RATING:** Band TBC – A copy of the energy performance certificate is available on request.

**LOCAL AUTHORITY:** Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

**COUNCIL TAX BAND:** C.

**TENURE:** Freehold.

**CONSTRUCTION TYPE:** Brick.

**WHAT3WORDS:** decanter.hems.unite

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**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.



