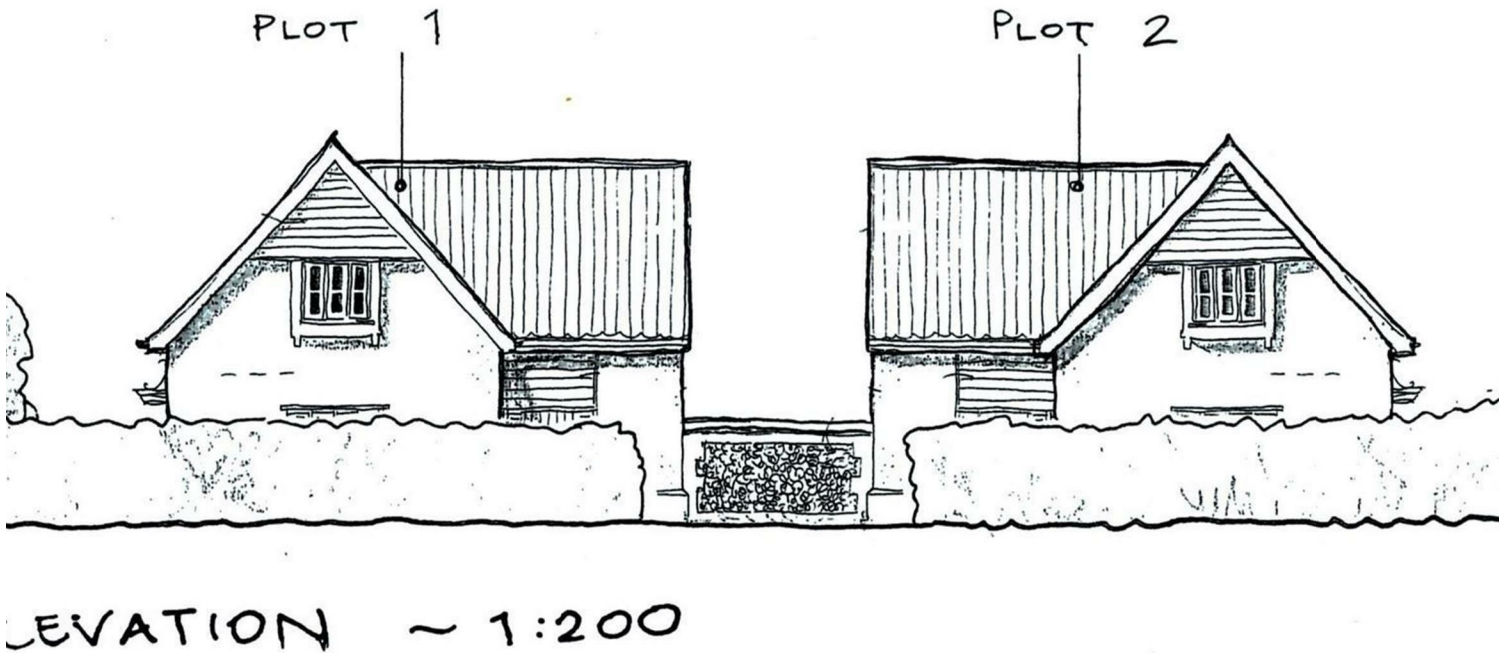


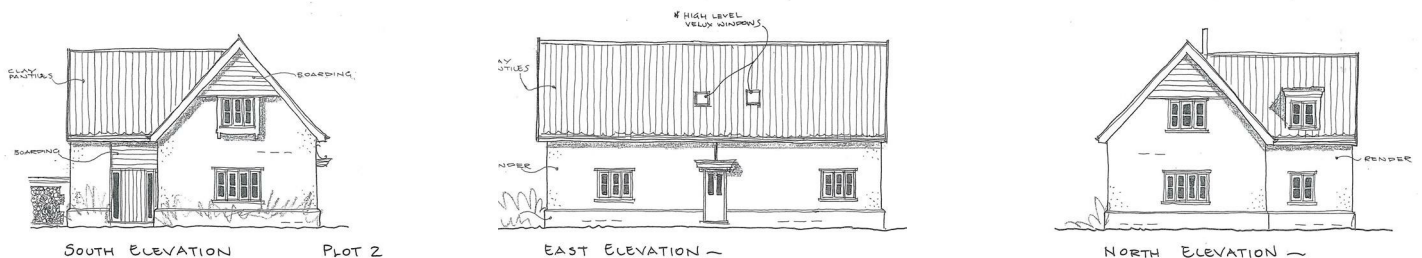
15-17 Eastgate Street, Bury St Edmunds, Suffolk, IP33 1XX
Tel: 01284 760770
bury@shiresresidential.com
www.shiresresidential.com



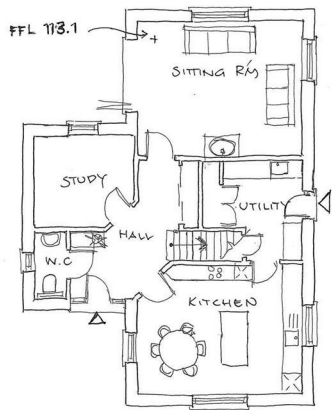
, Newmarket, CB8 0RG
Rent - Guide Price £500,000 Deposit -

TO BE SOLD BY INFORMAL TENDER AT A DATE TO BE AGREED
Shires are delighted to offer for sale this residential development site for the erection of two new detached dwellings of approximately 1650 sq ft each following the demolition of the existing dwelling and outbuildings with alterations to existing access and associated works. Planning consent has been granted in accordance with the application reference 23/00443/FUL registered on 26th May 2023. We would direct you to the Planning Authority Website at East Cambridgeshire District Council. Copies of the Plans and Reports are available online, please search using the reference above.

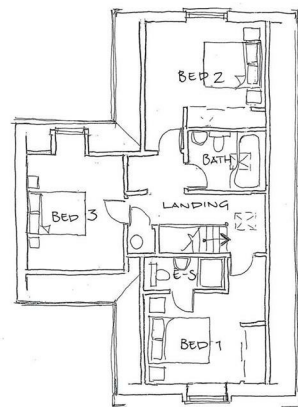
- BUILDING PLOT FOR TWO NEW DETACHED DWELLINGS
- SOUGHT AFTER VILLAGE LOCATION
- CLOSE TO RAILWAY STATION WITH LINKS TO IPSWICH
- EAST CAMBS PLANNING CONSENT REF 23/00443/FUL CAMBRIDGE AND LONDON
- TO BE SOLD BY INFORMAL TENDER (DATE TO BE AGREED)



Council Tax Band: New Build - EPC Rating:



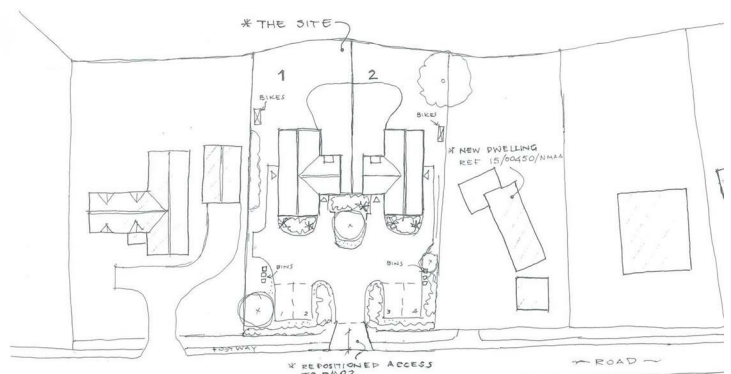
GROUND FLOOR - PLOT 2



PLOT 2 FIRST FLOOR - 1:100



SITE PLAN - 1:2500



BLOCK PLAN - 1:500