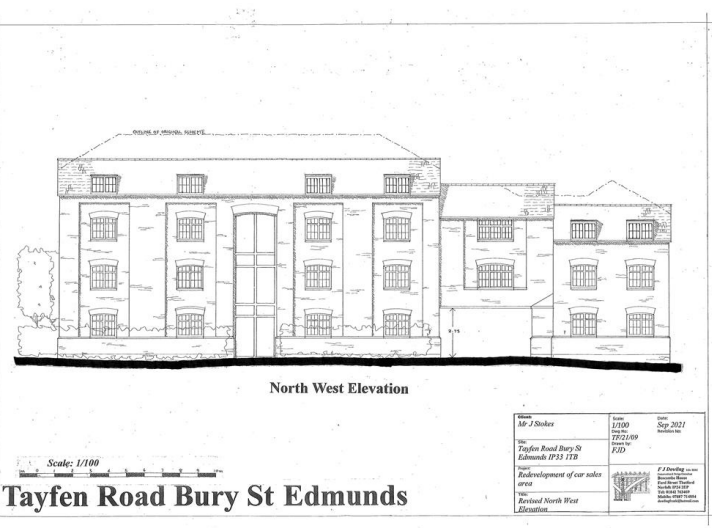


Roadside Site with Residential Development Potential - FOR SALE

Residential Development Site, Tayfen Road, Bury St. Edmunds, Suffolk, IP33 1TB

Merrifields



Size: 0.17 Acres

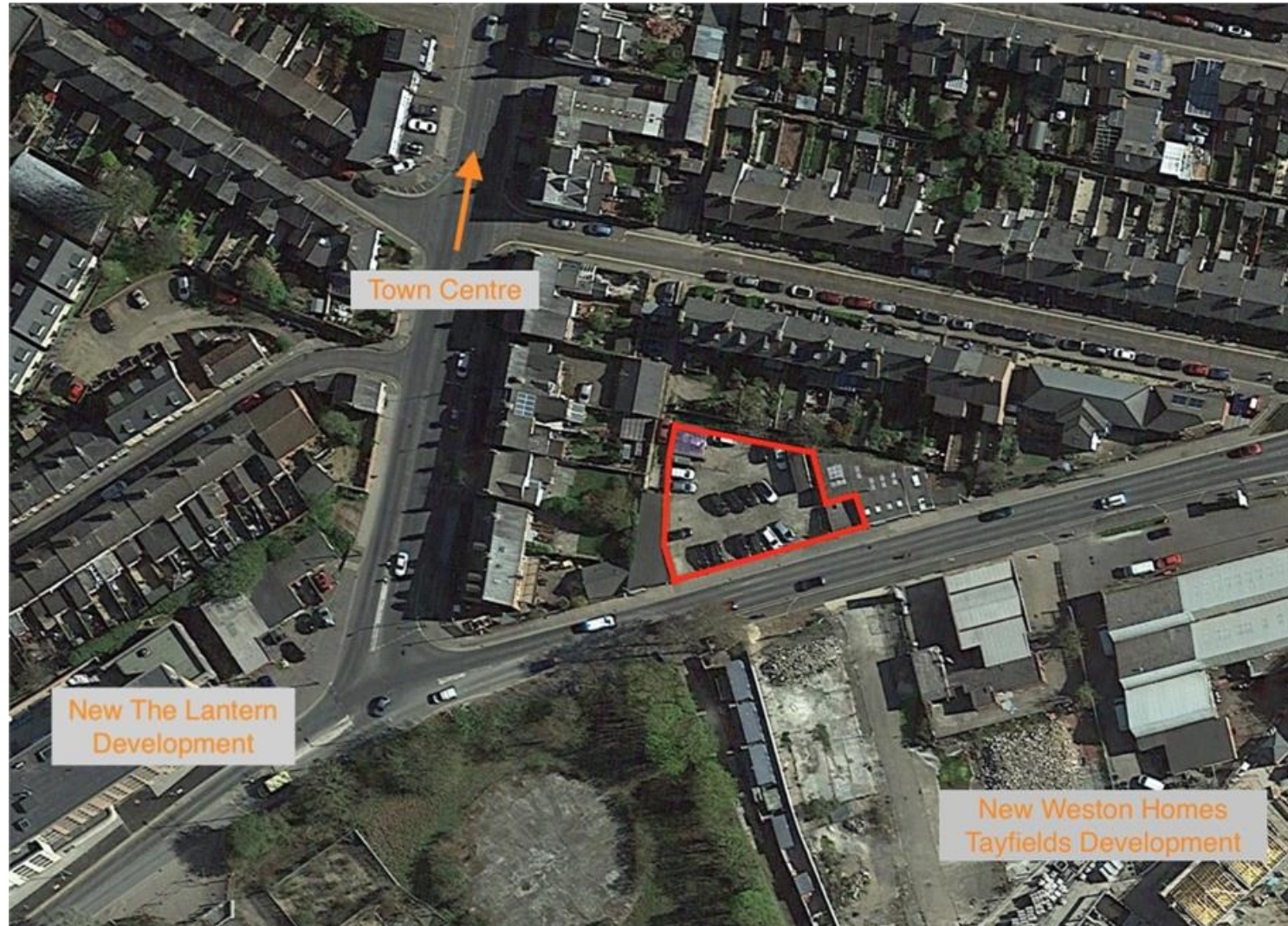
Rare freehold roadside or residential development site

Producing £15,000 pax with Development break clause

Planning permission granted for 9 Apartments

Prime residential re-generation area

Available for sale freehold immediately



01284 700 700

info@merrifields.co.uk

www.merrifields.co.uk

Merrifields Chartered Surveyors
63 Churchgate Street
Bury St Edmunds, IP33 1RL

Description

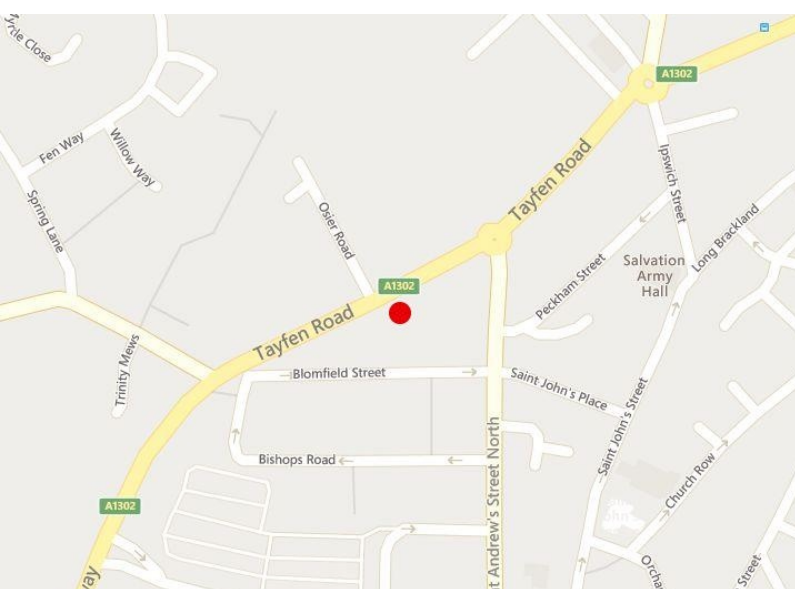
Roadside site with potential for Residential Development within a prime residential regeneration area in Bury St Edmunds. The site is located off Tayfen Road and close to St Andrews Street South which provides a route into Bury St Edmunds Town Centre. The site is within 5 minute walk of both the Town Centre, Bus Station and Train Station. Planning permission has been granted for 9 Apartments with good parking provision.

The Tayfen Road area continues to undergo significant regeneration and current residential development sites under development include The Lantern, a large scale apartment block and Weston Homes Development, Tayfields.

Accommodation

The property has been measured to produce the following Approximate dimensions and GIAs:

Total	0.17 Acres	0.07 Hectares
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Availability

The property is available FOR SALE freehold subject to the residential planning consent and existing lease (with development break clause).

Price

Price on Application

VAT

The property is not opted for VAT.

Costs

Each party will bear their own legal costs but the purchaser will pay any abortive costs incurred by the vendor.

Use & Planning

The site is currently used for second hand car sales. Planning permission has been granted for 9 Apartments. Further information can be found on the West Suffolk Planning portal under planning reference; DC/21/0123/OUT. Alternatively a copy of the consent and supporting plans can be made available from our office.

EPC

Not required.

Viewing & Further Information

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REF: A0519 / 09.10.23

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