

Residential Development Site and Public House - FOR SALE

Residential Development Land And Public House, Great Green, Cockfield, Suffolk, IP30 0HJ

Merrifields



Size: 1.32 - 1.87 Acres

Located in Great Green, 8 miles south of Bury St Edmunds


Attractive rural setting opposite the village green and playing fields


Planning granted for 5 new dwellings to the rear of the public house

Available in 2 lots or as a whole

For Sale immediately on terms to be agreed

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

Description

The residential development site and public house are located in Great Green, Cockfield approximately 8 miles south of Bury St Edmunds.

Planning permission has been granted for the erection of 5 dwellings to the rear of the public house and is free from affordable housing. The planning documents can be viewed under application number DC/22/02540 on the Mid Suffolk and Babergh District Council Planning Portal.

The public house known as the Plough & Fleece which overlooks the village green and playing fields, is arranged over 2 floors with bar, dining, commercial kitchen facilities and storage areas. The first floor living accommodation includes 2 bedrooms, sitting room and bathroom.

Accommodation

The property has been measured to produce the following Approximate dimensions and GEAs (STS):

Public House	172.33 Sq M	1,855 Sq Ft
Development Land	0.53 Hectares	1.32 Acres
Total	0.53 - 0.76 Hectares	1.32 - 1.87 Acres



Availability

The site is available FOR SALE as a whole or in 2 lots.

Lot 1 - Development Site (edged red)

Lot 2 - Public House (edged blue)

Price

Lot 1 (Development Site) - Guide Price of £600,000.

Lot 2 (Public House) - Guide Price on application.

As a Whole - Guide Price on application.

VAT

Option to tax to be confirmed, all prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Business Rates

The rateable value is £2,600 (2023) - Small Business Rate Relief may be available. The first floor living accommodation has a Band A Council Tax banding.

Costs

Each party will bear their own legal costs.

Use & Planning

The site has received planning permission for the construction of 5 dwellings under application number DC/22/02540. The Plough & Fleece has most recently been used as a public house with occupiers/managers residential accommodation above.

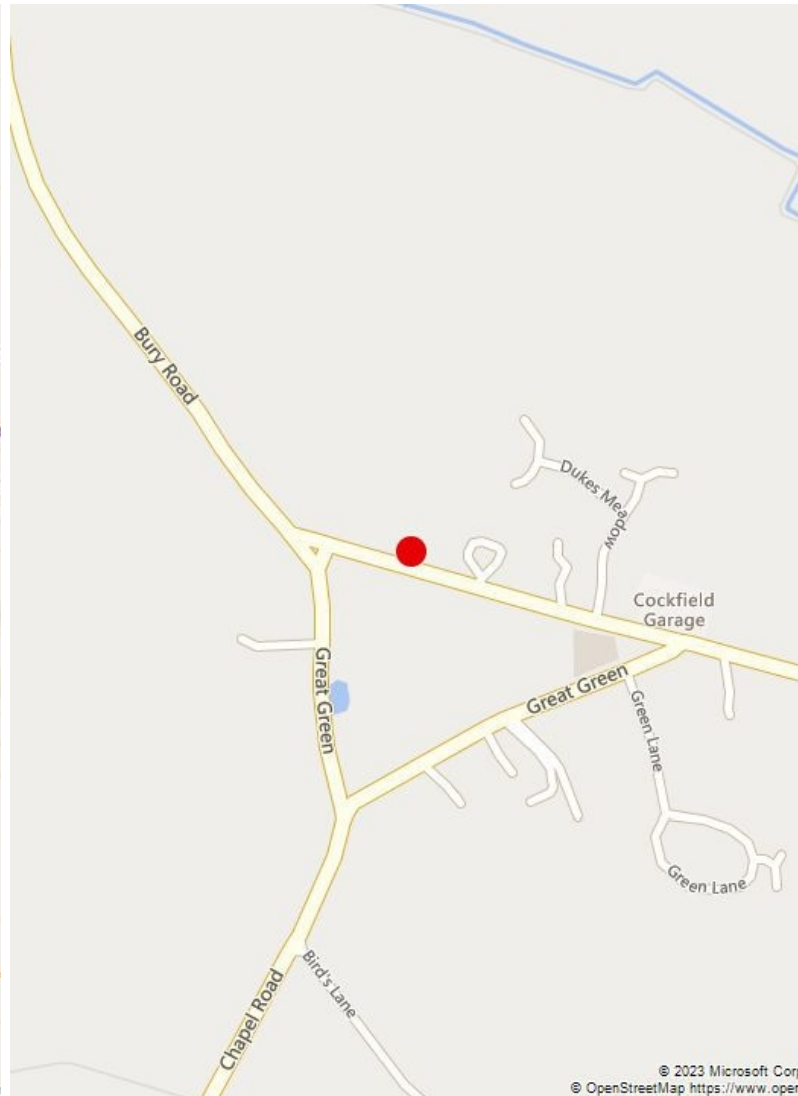
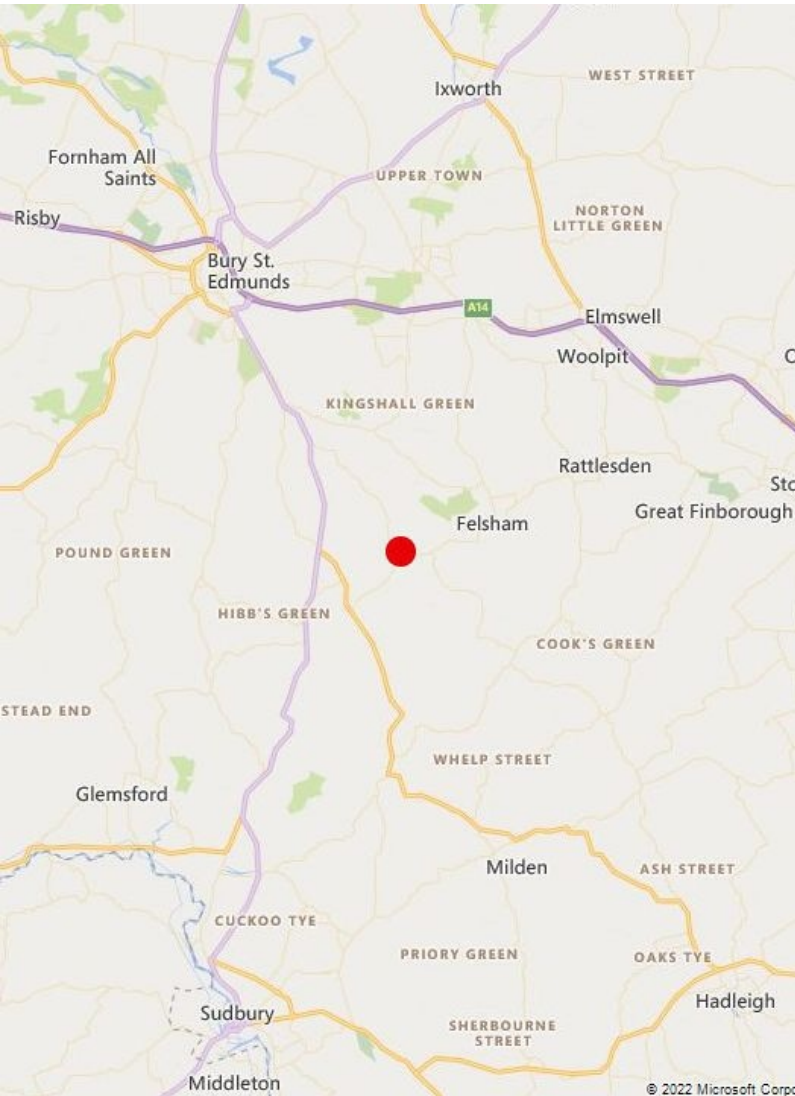
EPC

The EPC rating for the public house is D (94).



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Viewing & Further Information

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