

# Property Update

Date: 21st November 2018

*For full particulars of any of the properties, please visit our website, telephone our office or send us an email.*



Location: Badwell Ash, Nr  
Bury St Edmunds

Ref: 5428/J

*An exciting development opportunity, in the centre of the popular village of Badwell Ash, with planning permission for the construction of two detached four bedroom family houses with garaging and good size gardens.*

*See page 2*

**Guide Price: £325,000**

## OPENING HOURS

Monday	9am—5.30pm	Thursday	9am—5.30pm
Tuesday	9am—5.30pm	Friday	9am—5.30pm
Wednesday	9am—5.30pm	Saturday	9am—1.00pm

The particulars and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed.

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# New Instruction



## Badwell Ash, Nr Bury St Edmunds

Upon the instructions of the Diocese of St Edmundsbury & Ipswich

An exciting development opportunity, in the centre of the popular village of Badwell Ash, with planning permission for the construction of two detached four bedroom family houses with garaging and good size gardens.

Planning permission has been implemented for the demolition of the former primary school and erection of two detached dwellings, both of which will benefit from good size gardens, located in the centre of the village. Each of the proposed dwellings will provide four bedrooms, with Plot 1 extending to approximately 2,000 sq ft (185.80 sq m) and Plot 2 to approximately 1,950 sq ft (181.16 sq m) on a site of circa 0.77 acres (0.31 hectares).

£325,000

Ref: 5428/J



# New Instructions



## Framlingham

A brand new, three bedroom detached house, forming part of Hopkins Homes' award winning Prospect Place development in Framlingham.

Entrance hall, 18' sitting room, kitchen/dining room and cloakroom. Master bedroom with en-suite shower room, two further bedrooms and bathroom. Fully enclosed garden at the rear. Garage and parking space.

*Hopkins Homes have just initiated a winter campaign, and a prompt reservation of this property will include carpets, Moduleo flooring, turf to the rear garden, freestanding appliances and stamp duty paid, subject to terms and conditions.*

£339,995

Ref: 6067/J



## Framlingham

A brand new, three bedroom terraced house, forming part of Hopkins Homes award winning Prospect Place development in Framlingham.

Open plan sitting room/kitchen/dining room and cloakroom. Three bedrooms and bathroom. Fully enclosed garden at the rear. Garage and parking space.

*Hopkins Homes have just initiated a winter campaign, and a prompt reservation of this property will include the stamp duty being paid, subject to terms and conditions.*

£249,995

Ref: 6067/J

## *New Instruction - Commercial*



### **Saxmundham**

A ground floor retail unit or office premises located in a prime position along the High Street in the centre of the market town of Saxmundham.

A lock-up ground floor retail unit or office premises occupying a prime position, along the High Street within the centre of Saxmundham, and extending to approximately 33.5 square feet (31 square metres) comprising two retailing or office areas, a WC and useful cellar for storage that has been dry lined. Designated parking space and storage shed.

£7,000 PAX

Ref: 6072/J

## *Bakers Mews, Saxmundham*



### **Saxmundham**

A new development of just six townhouses, designed and built to a high standard for the local community, in the centre of the popular market town of Saxmundham. **Just two remaining.**

**Plot 2:** A two bedroom townhouse. Entrance hall, kitchen/breakfast room, cloakroom and living room/dining room. 2 bedrooms, bathroom and study area. Parking and garden. £197,500

**Plot 5:** a two bedroom mid terrace house. Entrance hall, sitting/dining room, kitchen/breakfast room and cloakroom. Master bedroom with en-suite bathroom, bedroom 2 and shower room. Parking space and small enclosed garden to the rear. £190,000

Ref: 5898/J