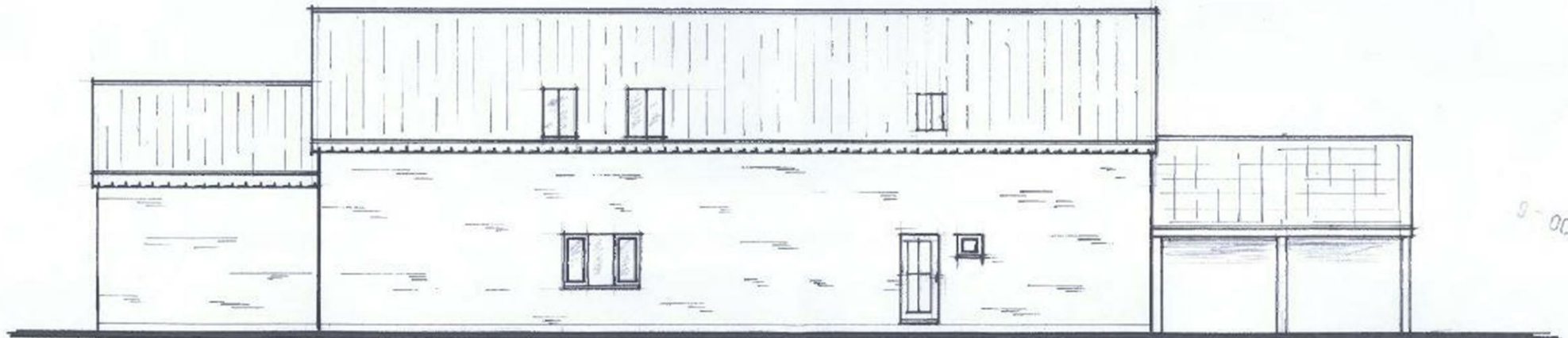




NORTH WEST ELEVATION



SOUTH EAST ELEVATION.

9 - OCT 2018

DRAWN BY

High Street | Brandon | IP27 9EW  
Asking Price £275,000

twgaze

# High Street | Brandon | IP27 9EW

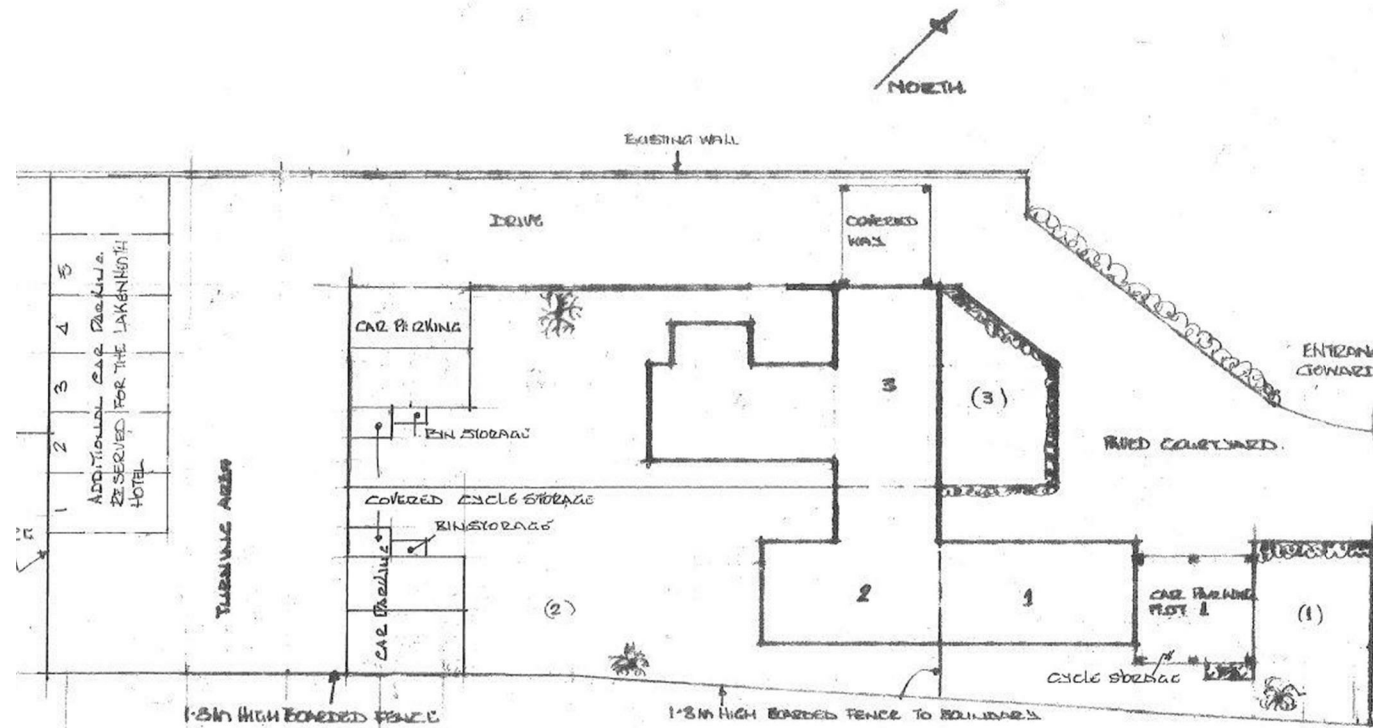
## Asking Price £275,000

Planning permission has been approved ( DC/18/2041/FUL) with the development offering One four bedroom house alongside two good sized two bedroom houses. Each Plot benefits from its own garden and allocated parking

- Development opportunity with full planning permission (Ref:DC/18/2041/FUL)
- Ideal for Investors,Builders or self build buyers
- Two, two bedroom houses
- Planning approved for 3 new homes
- One four bedroom House

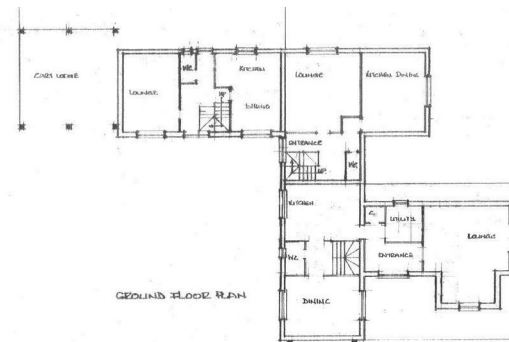
### The Location

The development can be found on the High Street in Lakenheath tucked off the main road, the site benefits from prime setting within a lively Suffolk Village. The Village provides a variety of amenities including shops, cafes, public house. There are local schools within easy reach while Brandon is just a short drive providing further facilities such as supermarkets . Thetford Forest

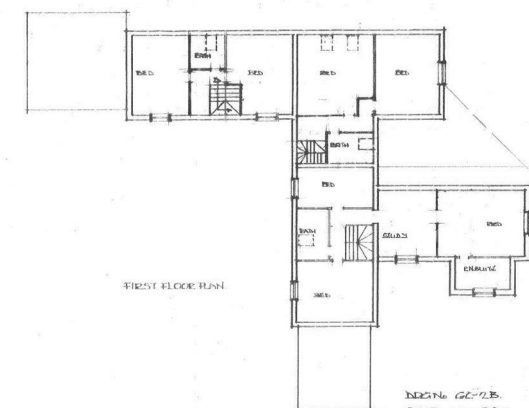


## GOWARD COURT LAKENHEATH SITE LAYOUT.

SCALE 1:200, DES No GC 8/23



DES No GC-23  
SCALE 1:100/2/3



DES No GC-23  
SCALE 1:100/2/3

offer the opportunity of walking in Nature and taking advantage of the Outdoors. The transport links are fantastic with links to Cambridge, Ely and Bury St Edmunds.

#### The Land

Planning permission has been approved ( DC/18/2041/FUL) with the development offering One four bedroom house alongside two good sized two bedroom houses. Each Plot benefits from its own garden and allocated parking

#### The Outside

There is further land that could possibly be sold to accompany this development site please speak to the agent for further details.

#### Freehold

#### Services

Mains electric, mains water and mains drainage.

What3words///armrests.rooms.roofer

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

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