



DOVEDEN COURT

LAND ADJACENT TO DOVEDEN HALL, CHEDBURGH ROAD, WHEPSTEAD, BURY ST EDMUNDS, SUFFOLK. IP29 4UB



WHATLEY
— LANE —

EXECUTIVE SUMMARY

- An opportunity to purchase a residential development on the edge of the desirable village of Whepstead, close to Bury St Edmunds, Suffolk.
- A 0.21 hectare (0.54 acre) site occupied by a disused modern agricultural barn (additional land available by separate negotiation).
- Planning permission granted for redevelopment for two detached country dwellings comprising:
 - 1 two bedroom single-storey house with off-road parking and 1 four bedroom part two-storey house with a detached double garage and off-road parking.
 - Total GIA of 362 sq m (3,900 sq ft).
- The site is for 'Minor Development' and as such is free of affordable housing and/or contributions.
- 5 miles to the south of Bury St Edmunds, 14 miles to the north of Sudbury and 26 miles to the east of Cambridge.
- Complementing the rural countryside setting and historic converted mews cottages of the medieval moated Doveden Hall.
- For sale freehold with vacant possession upon completion.



LOCATION

Whepstead is situated south of Bury St Edmunds (5 miles) and is part of a coveted belt of villages nestled amongst undulating Suffolk countryside. There is a celebrated gastropub: The Whitehorse, with a thriving community centre and cricket club.

Bury St Edmunds is an affluent and vibrant market town located within the county of Suffolk, some 28 miles east of Cambridge and approximately 80 miles north east of London. The town has a population in excess of 44,000 (2021 census).

The landmark Arc is the town's modern retail outlet with its futuristic design and is a popular shopping destination. All major food stores are well-represented, including Waitrose. There is an award-winning twice-weekly market in addition to a variety of eateries, places to stay and attractions: St Edmundsbury Cathedral and the ancient Abbey situated at its core.

There is plenty on offer to keep families entertained and top tier public and private sector schooling. The Apex Arts Centre is a state-of-the-art live entertainment venue which hosts exhibitions and events.

Other amenities include a range of health clubs, swimming pools and leisure facilities with a number of interesting golf courses nearby, sailing and water sports on the River Orwell and an outstanding 50 mile (80km) heritage coastline and an Area of Outstanding Natural Beauty encompassing Aldeburgh and Southwold.

Nearby is the Headquarters of British Horseracing, Newmarket and the world-class University City of Cambridge with its wealth of employment opportunities.



DWELLING 1



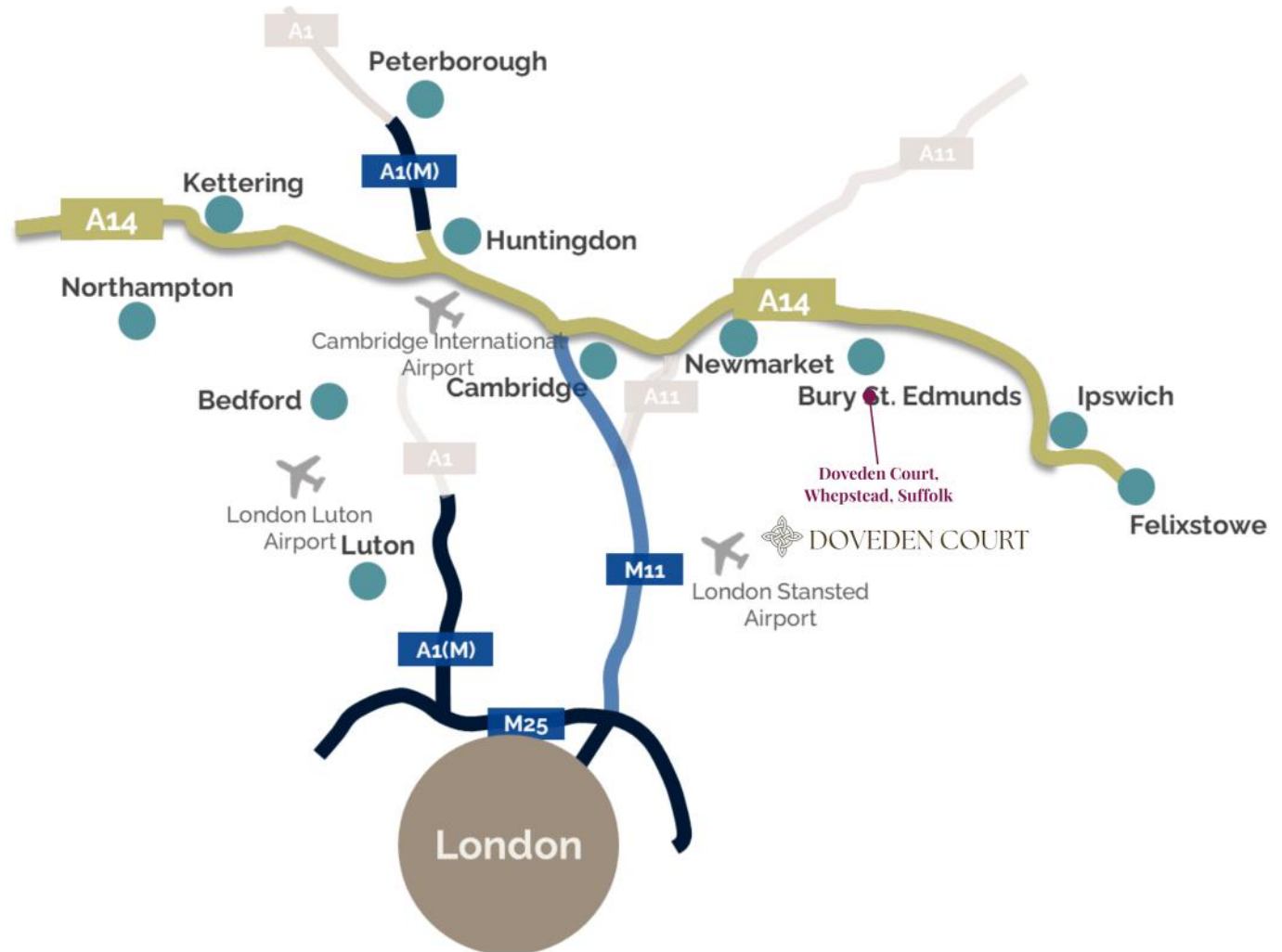
DWELLING 2



CONNECTIVITY

The site benefits from excellent transport link offering easy access to Bury St Edmunds town centre and beyond.

- Minutes from a bus stop by foot.
- Bury St Edmunds rail station (5 miles by car) offers regular Greater Anglia services to Cambridge and Ipswich and provides mainline services to London's Liverpool Street and Kings Cross stations.
- The A14 gives fast access to the east coast ports, Ipswich, Cambridge, the Midlands and to south west Stansted (75 kilometres/47 miles), as well as London and to the north east Norwich via the A11/M11.

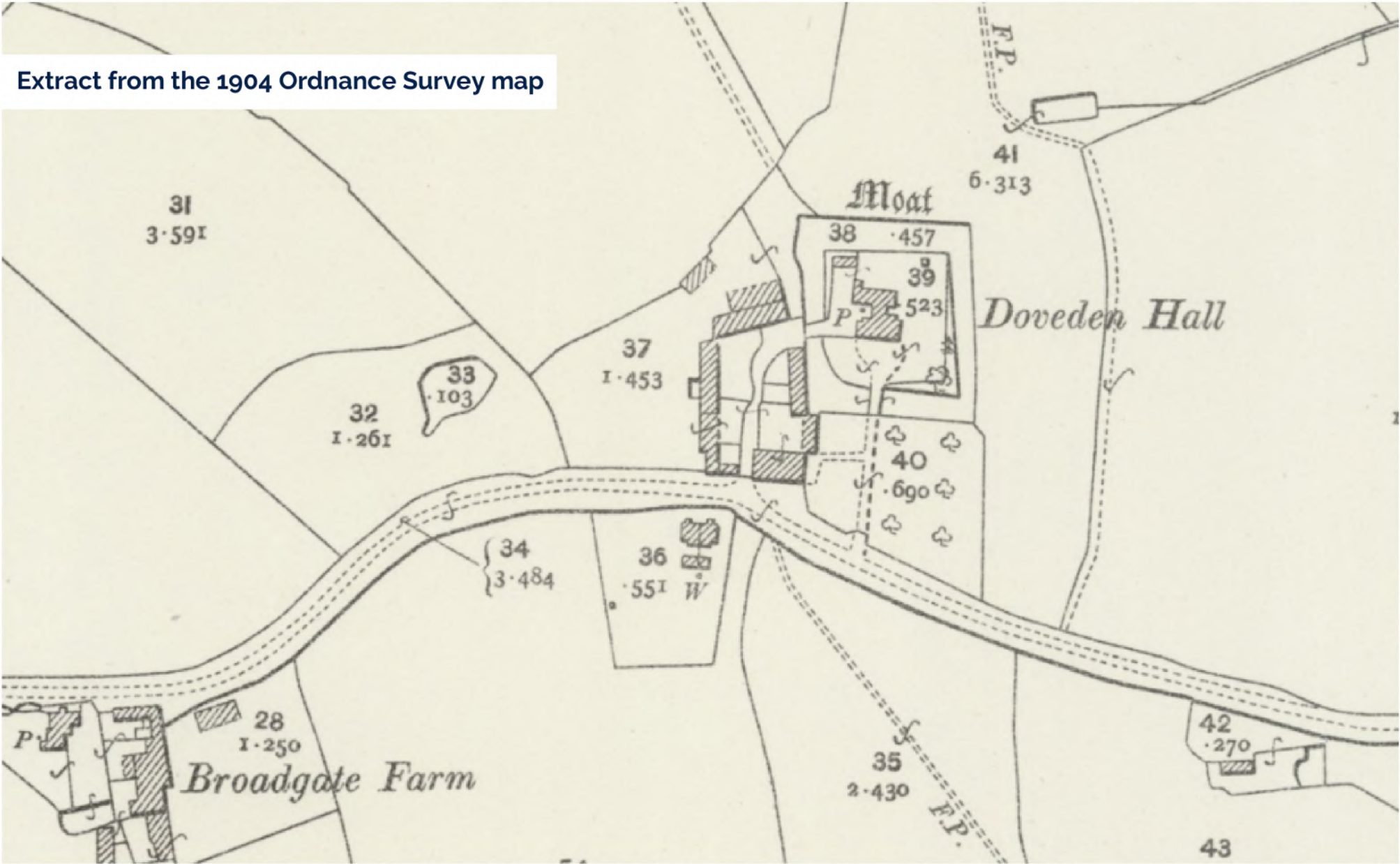


 Ipswich - 30 miles
 Bury St. Edmunds - 5 miles
 Newmarket - 17 miles
 Cambridge - 36 miles

 *From Bury St Edmunds*
 London Kings Cross (124 mins)
 London Liverpool Street (110 mins)

 London Stansted Airport - 35 miles
 Heathrow Airport - 108 miles

Extract from the 1904 Ordnance Survey map





THE SITE

The site is level and extends to 0.21 hectare (0.54 acre) taken from Promap ordnance survey plans and comprises a disused modern utilitarian barn (originally a grain store).

The site has excellent existing vehicular access directly onto Chedburgh Road, which leads to the A143 (Bury St Edmunds to Haverhill) and the B1066 (Bury St Edmunds to Long Melford).

To the east of the site is a range of traditional, former agricultural barns (of which there is a common boundary with the application site) which have been converted into a series of four residential dwellings (Doveden Mews and Doveden Barn) and to the south of the site are further residential dwellings (former estate cottages).

To the north is agricultural land and to the west lies a paddock that form far-reaching open-countryside views. Further to the east is Doveden Hall, located Grade II, with its medieval moat. It is understood that the existing barn measures approximately 629 sq m (6,780 sq ft).



NORTH WEST FACING ASPECT



SOUTH WEST FACING ASPECT



NORTH EAST FACING ASPECT



SOUTH EAST FACING ASPECT

PLANNING

The site is located within West Suffolk Council. Planning permission (Ref: **DC/23/0959/FUL**) was granted on 25th September 2023 for:

"Two dwellings and detached double garage (following demolition of existing agricultural building)".

Consent is given for the redevelopment of the site to demolish the modern barn and erect two 'L' shaped dwellings on its current footprint; Dwelling 1, adjacent to Chedburgh Road, is single-storey with two bedrooms, whilst Dwelling 2, at the rear of the site is part two and part single-storey. There is ample parking and vehicle access within the scheme, in addition Dwelling 2 benefits from a detached double garage.

The design of the proposed dwellings is of Suffolk vernacular cottages, mirroring the scale, materials and details of the converted agricultural buildings they face (Dovedon Mews and Dovedon Barn), resulting in a courtyard of exclusive edge-of-village residences formed with the existing traditional 19th century buildings.

The proposal sets out a mix of natural slate roofs and Suffolk red brick walling. Fenestration will be simple and incorporate traditional barn style door openings with some sliding features.

There will be ample amenity for each property set on the western side and retained grass frontages.

TENURE/METHOD OF SALE

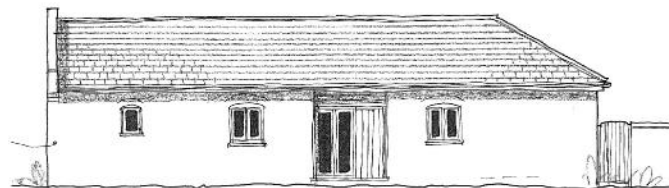
The property (as shown edged in red on the plan for indicative purposes only) is offered for sale freehold by way of private treaty with vacant possession upon completion.

WAYLEAVES, EASEMENTS, COVENANTS AND RIGHTS OF WAY

The property is sold subject to all wayleaves, easements, covenants and rights of way whether or not disclosed.

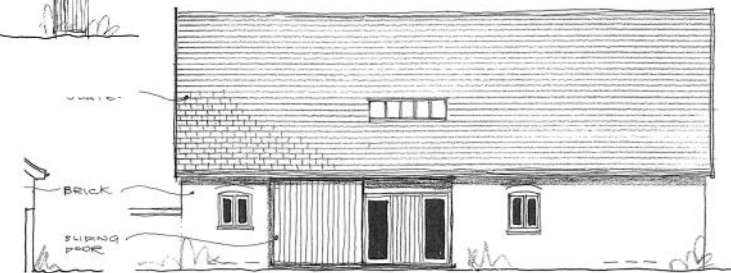


DWELLING 1



EAST (FRONT) ELEVATION ~

DWELLING 2



PLOT 2

EAST (FRONT) ELEVATION ~

1:100

PROPOSED ACCOMMODATION SCHEDULE

RESIDENTIAL		SQ M	SQ FT
Dwelling 1	Single storey detached two bedroom bungalow	128	1380
Dwelling 2	Two storey detached four bedroom dwelling	234	2520

Existing agricultural barn was measured at approximately 629 sq m (6780 sq ft).

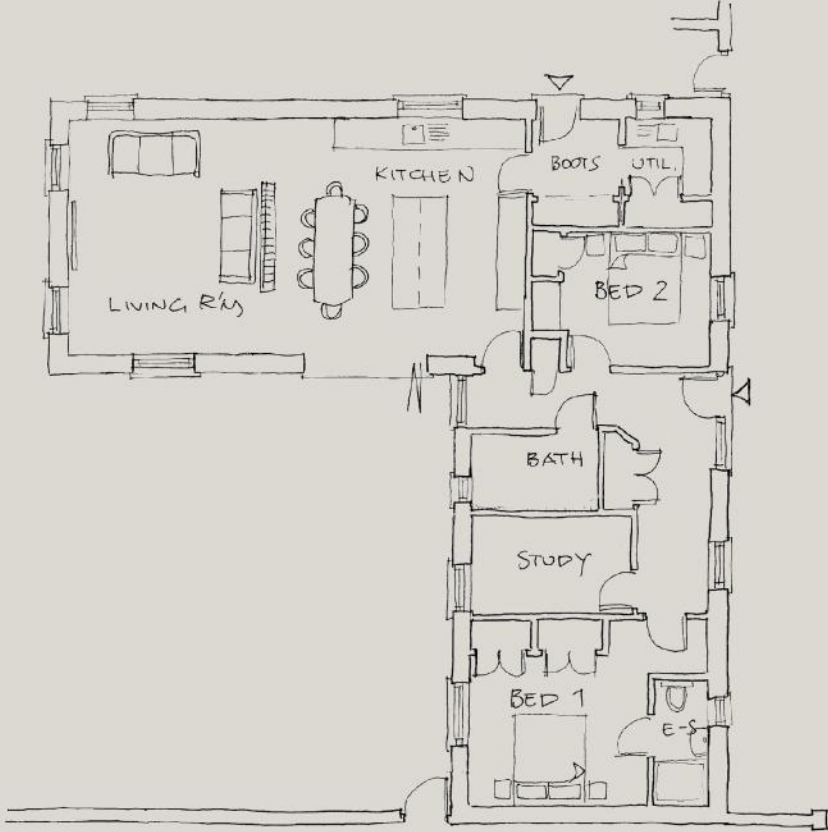


WEST FACING ASPECT



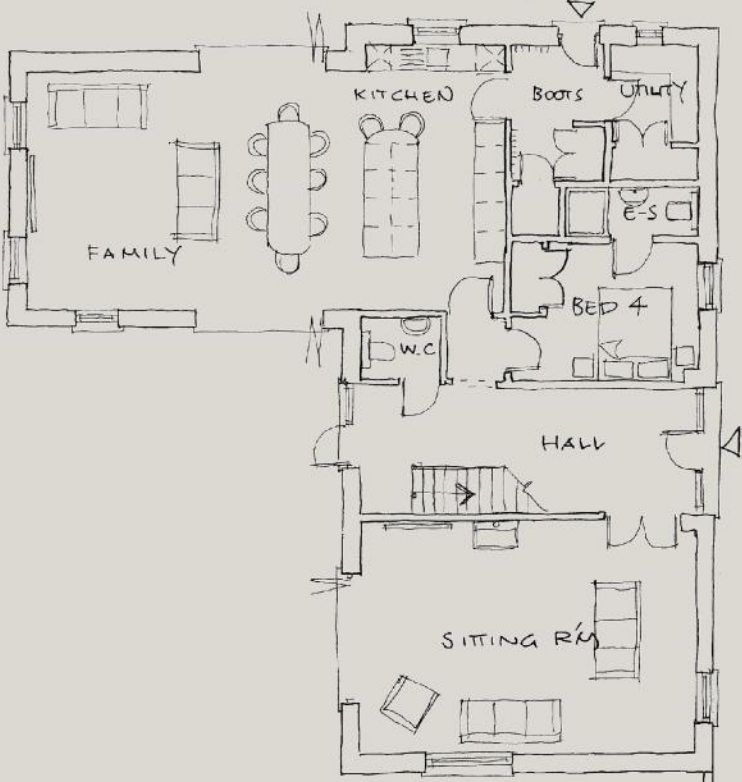
EAST FACING ASPECT

FLOORPLAN - DWELLING 1

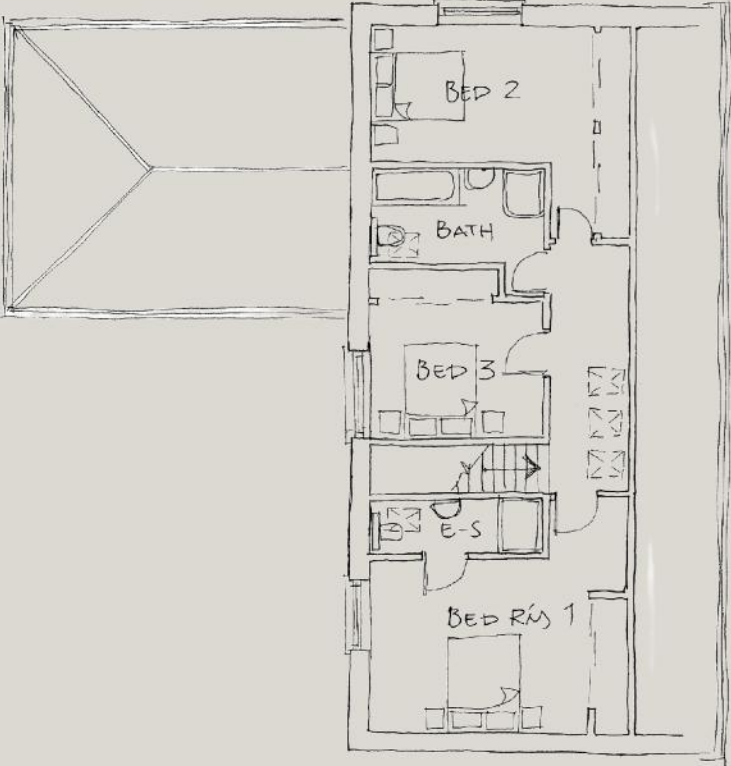


FLOOR PLAN ~ PLOT 1 1:100

FLOORPLAN - DWELLING 2



2 GROUND FLOOR ~ 1:100



FIRST FLOOR ~



SERVICES

We understand that electricity is already servicing the site. Mains water and drainage is in close proximity. NB. None of these services have been tested by the agent.

LOCAL AUTHORITY

West Suffolk Council (01284 763 233).

NEW HOMES

Whatley Lane has provided a pricing report advising on potential sale prices. Whatley Lane would expect to be retained for the sale of the finished dwellings.

VIEWING ARRANGEMENTS

The site can be inspected from the public highway. If you require access to inspect the existing building, please contact the sole selling agent: James Sawyer/Whatley Lane.

For planning enquiries, please contact: Paul Scarlett/Brown & Scarlett Architects.

DIRECTIONS

From London/Cambridge (by car)

exit the M11 at Junction 9 and take the A11 towards Newmarket. Continue on the A14 towards Bury St Edmunds. Exit the A14 at Junction 42, signposted 'Bury St Edmunds East'. Take the third exit signposted 'Westley'. At the juncture, go straight across signposted 'Horringer' A134. Continue through Horringer passing Ickworth Park and leave the village to continue along for 1.5 miles, then turn left into Chedburgh Road. Continue along for 800 metres, where the site adjacent to Dovedon Hall can be found on the left hand side **marked by our For Sale board.**



WHATLEY
— LANE —

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