

LOT  
**15**

## Land On South East Side Of 66 Cats Lane, Great Conard, Sudbury CO10 2SQ

**Guide Price: £575,000\***

**Development site with planning granted  
for 5 houses and a 45 room c1 care home**



This vacant development site that occupies an area of approximately 1.04 acres (0.4203 Hectares) benefits from outline planning permission granted on 9th July 2015 under reference B/14/01069 for the erection of a 45 room C2 care home over 2/3 floors and a terrace of five residential houses. The planning has recently been renewed and plans are available for inspection through the auctioneers. We understand in the past that the site has benefited from other planning schemes although these have now expired. Any party interested in looking at other potential uses for the site should make their own enquiries with the local planning department. The site is situated on the edge of a mature residential area, close to the market town of Sudbury with its travel, shopping and schooling facilities. This site will be of interest to developers.

### **ACCOMMODATION**

Site area approximately 1.04 acres (0.4203 Hectares)

### **TENURE**

Freehold

### **LOCAL AUTHORITY**

Babergh District Council 01473 825858

### **VIEWING TIMES**

Open site for  
inspection.  
Please be  
courteous to  
neighbours.



**STARTING BID**

**FINAL BID**

**NOTES**

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN