



The Bull Inn, High Street, Cavendish, Sudbury CO10 8AX

welcome to

The Bull Inn, High Street, Cavendish, Sudbury

NO ONWARD CHAIN* PLANNING GRANTED Set in the heart of the highly regarded village of Cavendish and occupying a generous plot with ample parking is this extensive non listed former public house, with planning offering approx. 4000ft2 of accommodation.

The Bull Inn

The Bull Inn is a former public house set within the heart of the much sought after and picturesque village of Canvendish. This beautiful property offers an abundance of flexible and spacious accommodation throughout, with a number of beautiful features such as exposed timbers and fireplaces. This detached non listed property has full planning granted DC/25/1682/FUL for conversion in to a substantial home of approximately 4000ft2. The proposed layout will offer a stunning open plan kitchen/living area with a further separate sitting room and study. There is a extensive storage area that could also lend itself to conversion for additional accommodation. On the first floor you will find a number of rooms that can be reconfigured to create your desired layout, Outside, The Bull Inn occupies a generous plot with vehicular access leading to what currently is a large carpark and garden area that is sufficient space for an area of private off-street parking as well as an attractive garden, with a stone paved terrace adjacent to the property itself. A section of the property which is currently accessible from the rear lends itself beautifully for potential conversion that could make a perfect annex, home office or studio.

Planning

Further information pertaining to the planning permission can be found by searching West Suffolk Council Planning Portal using reference DC/25/1682/FUL.

Agent's Note

There are a number of conditions attached to the planning and it is the purchasers responsibility to satisfy these requirements themselves.

A public right of way exists across the driveway and land to the rear.

The property is not listed but is situated within a conservation area.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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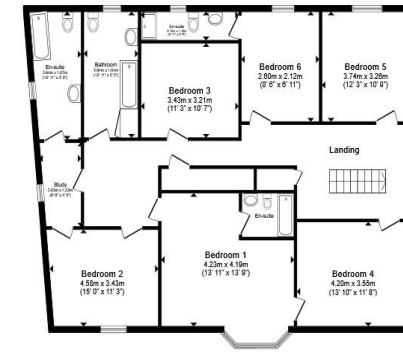
- Full planning granted DC/25/1682/FUL
- Offering accommodation of approximately 4,000sq ft
- Unlisted former public house
- Set in the heart of this highly regarded village
- Generous plot with ample parking

Tenure: Freehold EPC Rating: Awaited

offers in excess of
£375,000



Ground Floor



First Floor

Total floor area 428.3 m² (4,610 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
SUD111673 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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