



**HALL FARM LANE, WESTLEY, IP33 3YD**

Guide Price: £750,000

**Carter Jonas**



# HALL FARM LANE, WESTLEY

Carter Jonas is delighted to present a fantastic opportunity to acquire a residential development site located in the picturesque village of Westley, down a private lane. Planning permission has been obtained for the conversion of the existing barns into 3 separate dwellings consisting of a 5-bedroom detached barn at approx. 2650sqft, and two 3-bedroom semi-detached barns comprising approx. 1076sqft of accommodation. All properties will benefit from garden space and parking.

## LOCATION

Westley is a sought-after village located just 3 miles west of the historic town of Bury St Edmunds, which provides an extensive range of shops, public houses, cafes, restaurants, schools and a train station. Westley has easy access to A14, which links Newmarket, Cambridge and London via the M11.

## METHOD OF SALE

The Property is for sale by private treaty.

## TENNURE AND POSSESSION

The Property is for sale freehold with vacant possession upon completion.

## PLANNING

Prior approval application under Part 3 of the Town and Country Planning (General Permitted Development) to change the use of agricultural buildings to create three dwellings, under application reference DC/23/0110/FUL

## SERVICES

Mains water and electricity are connected to the site.

## WAYLEAVES EASEMENTS & RIGHTS OF WAY

The property is sold subject to all wayleaves, easements, covenants and rights of way whether or not disclosed. Existing access to the site is from Hall Farm Lane.



## HEALTH AND SAFETY

As always, potential hazards exist of old farm buildings, and it is requested that all viewings are escorted and undertaken with care and regard to safety particularly around the existing buildings.

## VIEWINGS

Viewings are strictly by appointment with the Agent. For further information please contact Jason Capel on 01223 403330 or [jason.capel@carterjonas.co.uk](mailto:jason.capel@carterjonas.co.uk)



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## IMPORTANT INFORMATION

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