



PERIOD HOUSE FOR RENOVATION WITH CONSENT FOR TWO BUILDING PLOTS

MUNGO LODGE,
THURLOW, HAVERHILL CB9 7LB

Freehold with the benefit of vacant possession



PERIOD HOUSE FOR RENOVATION AND DETAILED PLANNING CONSENT FOR TWO DETACHED HOUSES, GARAGING AND GARDENS

MUNGO LODGE, THURLOW, HAVERHILL CB9
7LB

Freehold with the benefit of vacant possession

◆ EPC rating = F

Situation

- The Street passes through the centre of the attractive south-west Suffolk village of Great Thurlow. There is a primary school and Public House within close by Little Thurlow village and further facilities in Great Thurlow including a garage/local store.
- There are good local shopping facilities available in Haverhill including, Sainsbury's, Tesco, Aldi & Lidl supermarkets together with a leisure centre which features a multiplex cinema and a number of restaurants. Comprehensive shopping, cultural and recreational amenities at Newmarket, the home of English horse racing, together with historic Bury St Edmunds 15 miles and the high tech University City of Cambridge, 19 miles to the west.
- Independent schooling is available in the locality at nearby Barnadiston, Saffron Walden and Cambridge.
- Mainline rail services are available from Audley End station just outside Saffron Walden which leads to Liverpool Street, London and north to Cambridge.
- Access to the M11 is found at Junction 9, leading south to the M25, Stansted Airport and London, and north to the A14, A1, M1 and M6.
- Further information on Great and Little Thurlow villages can be found on www.littlethurlow.org.

Description

Mungo Lodge is an attractive period property with tiled roof which, together with the attached buildings to the rear, was divided into three dwellings and associated garaging on a large site extending to around 0.68 of an acre.

Planning consent was granted in June 2018 for (i) 2no. dwellings and garaging (following demolition of 2no. existing dwellings); (ii) refurbishment of Mungo Lodge (following partial demolition) and (iii) improved access.



All of the consented drawings can be downloaded from the West Suffolk/St Edmundsbury planning portal: <https://www.westsuffolk.gov.uk/planning/vieworcommentonplanningapplications.cfm>

The consent No: DC/18/0409/FUL permits the demolition of Nos 2 and 3 Mungo lodge and the remaining building is shown edged black on the attached floor plan.

The site is in an attractive position in the village and represents a rare opportunity to acquire a site for development in these popular villages.

Additional Information

The property is offered for sale by the Thurlow Estate and offers are invited for the whole.

The Estate will require any changes to the current planning consent to be approved by the Trustees (or their representative) in order to ensure that the character of the village is maintained. The number of dwellings is not to exceed 3 in total.

Tenure:

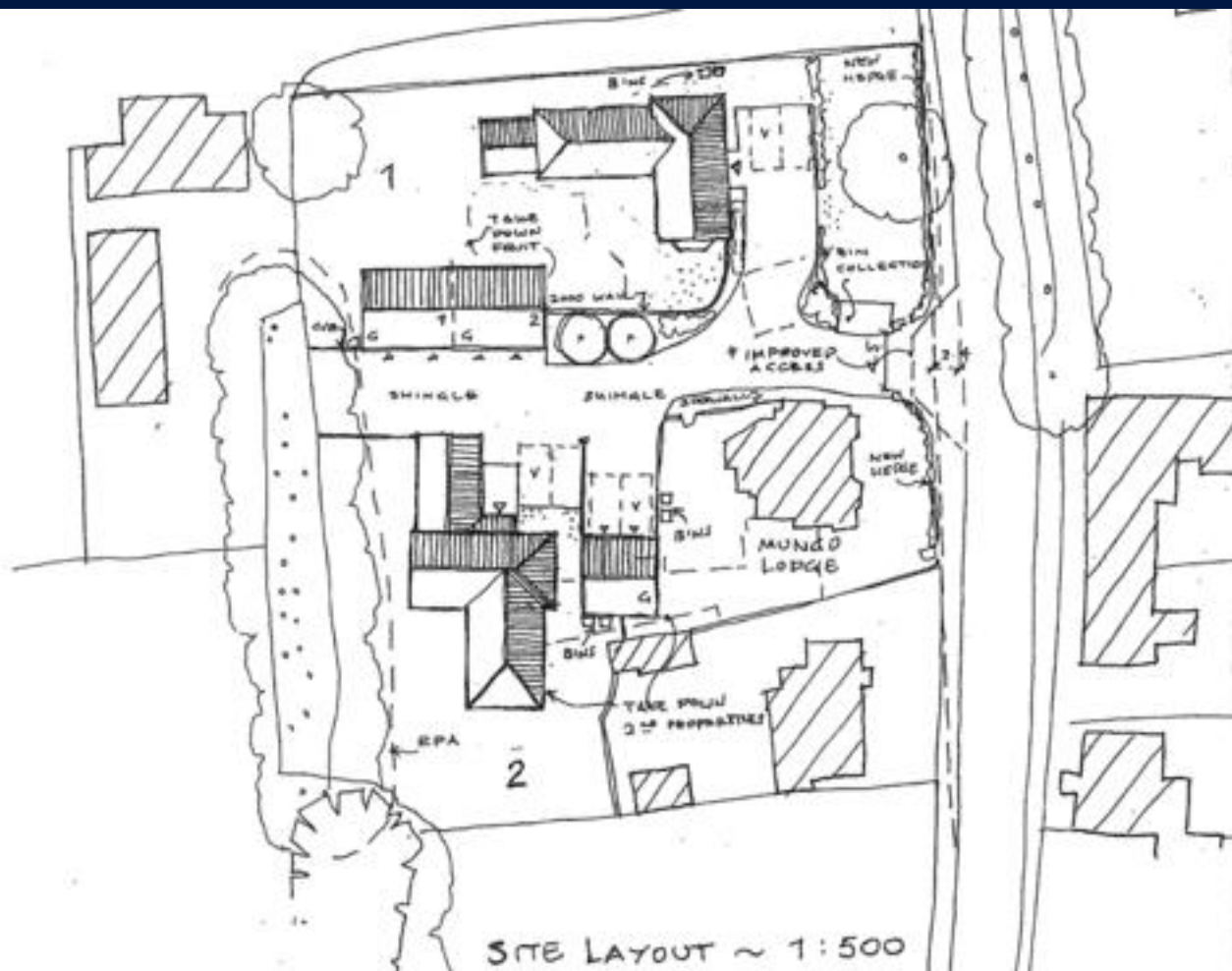
Freehold

Local Authority:

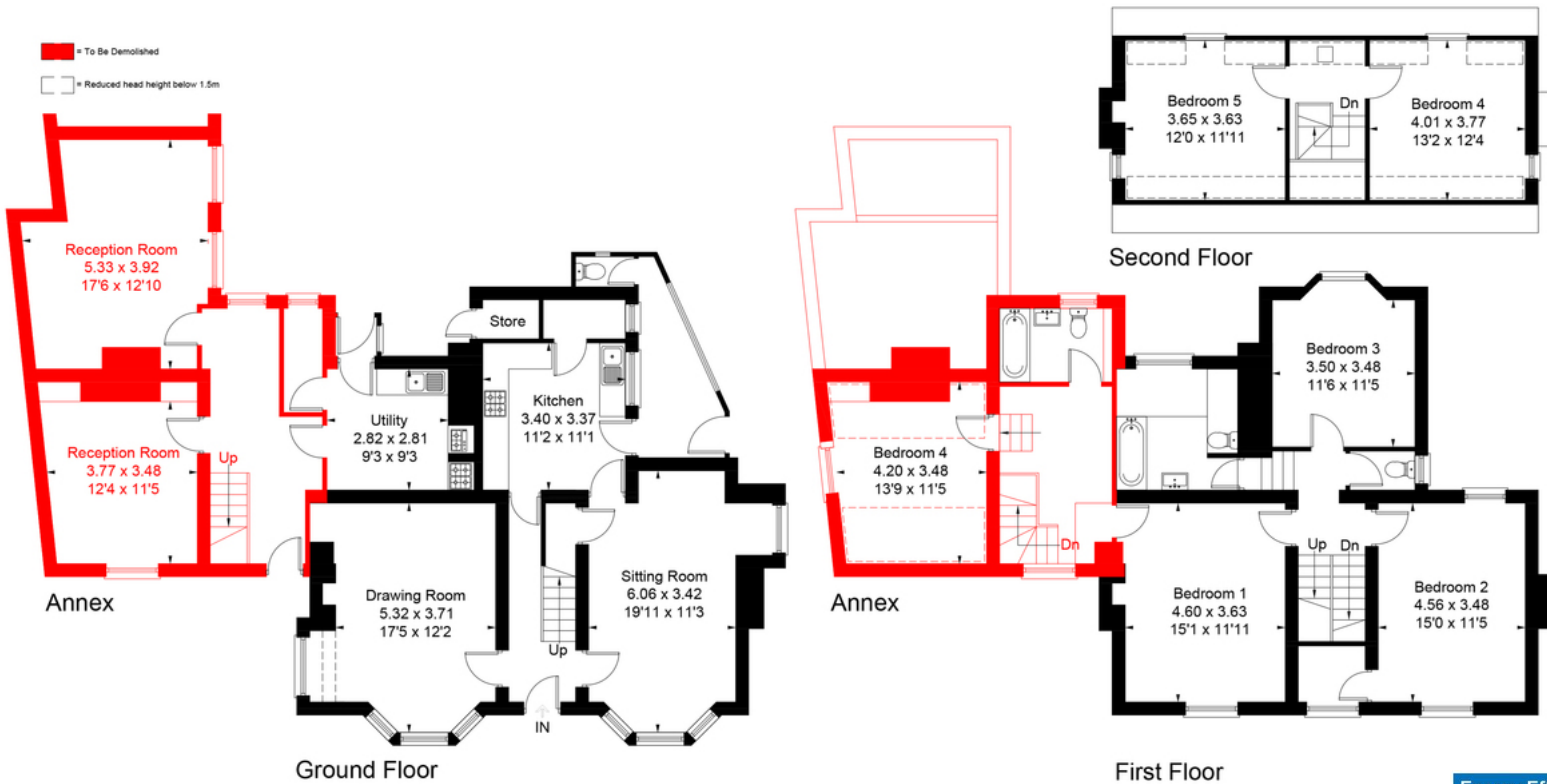
St Edmundsbury Borough Council

Viewing:

Strictly by appointment with Savills



Approximate IPMS2 Floor Area = 183.4 sq m / 1974 sq ft
 Store = 1.2 sq m / 13 sq ft
 Annex = 74.4 sq m / 801 sq ft
 Limited Use Area = 9.2 sq m / 99 sq ft
 Limited Use Area Annex = 9.0 sq m / 97 sq ft
 For identification only. Not to scale.
 © Fourwalls Group



Savills Cambridge
 cambridge@savills.com
 01223 347147

savills.co.uk

Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 91022062 Job ID: 128561 User initials: 190215 VP

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		