

Plot 6 The Meadows - Guide Price £140,000

Worlington Bury St Edmunds IP28 8SH



1:100 Proposed Side Elevation



1:100 Proposed Front Elevation



At a price relating to design of foundations, floor slabs and structural elements, are to be referred to the structural engineering consultant for production. All feasibility studies are subject to full site survey. The workmanship of all relevant trades and building operations shall comply with the recommendations of British Standard BS5696:2000 parts 1-11 inclusive. This drawing and all information shown is the property of TAB Architecture Ltd and shall not be copied, altered, or used for any other purpose without written permission of the company.

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A	12.11.2025	Reconfigured elevations
Rev	Date	Description
Client		
Mr & Mrs Hill		
Project Name		
The Meadows, Worlington (5)		
Drawing Title		
Plot 1 Proposed Elevations		
Scale @ A3		
1:100		
Date		
August 2024		
Drm by		

"Consistently providing outstanding service to our clients"

Guide Price £140,000

The Property

A truly exceptional and rare opportunity to purchase a generous plot of land with approved planning permission in the highly desirable, well-established village of Worlington. This outstanding plot offers an enviable setting with no overlooking properties, ensuring remarkable privacy and showcasing exceptional open views across surrounding fields.

Full planning approval is already in place for a stylish modern two-storey detached home featuring four bedrooms, providing the perfect foundation to create your bespoke dream house. With very few properties coming to market in this sought-after village, this is a chance not to be missed.

The location is superb - just a four-minute drive from the A11, offering excellent connectivity for commuting and travel throughout the region.

KEY FEATURES

- Rare plot in well-established Worlington Village
- No overlooking properties - exceptional privacy
- Stunning open views over adjacent fields
- Full planning approval for modern two-storey, four-bedroom house
- Minimal properties available on the local market
- 4-minute drive to the A11 for excellent access

Features

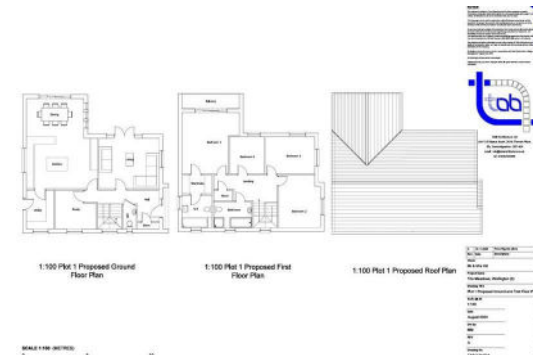
- RARE PLOT IN WELL-ESTABLISHED WORLINGTON VILLAGE
- NO OVERLOOKING PROPERTIES
- STUNNING OPEN VIEWS OVER ADJACENT FIELDS
- FULL PLANNING APPROVAL FOR MODERN TWO-STOREY, FOUR-BEDROOM HOUSE
- MINIMAL PROPERTIES AVAILABLE ON THE LOCAL MARKET
- 4-MINUTE DRIVE TO THE A11 FOR EXCELLENT ACCESS
- PRIME OPPORTUNITY TO BUILD YOUR DREAM HOME
- CHAIN FREE
- EXCEPTIONAL PRIVACY
- PRIME LOCATION

- Prime opportunity to build your dream home
- ### LOCATION

Worlington is a charming village with a strong community feel, located close to Mildenhall. The nearby A11 provides swift links to Cambridge, Norwich and beyond, while local amenities can be found in the village and surrounding area.

For further details or to arrange a viewing, contact your local agent today. Would you like me to add sections for "Directions", "Local Area" or include placeholder fields for plot size and agent contact information?

AGENTS NOTE: Property images may have been digitally enhanced, edited, or





virtually staged using artificial intelligence and may not accurately reflect the property's current presentation, condition, furnishings, or contents. Floorplans and measurements are provided for guidance only and should not be relied upon.

Modern Method of Auction

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

