



Land off Compiegne Way
Bury St Edmunds, Suffolk, IP33 1GZ

Guide Price £15,000

**LACY SCOTT
& KNIGHT**

est. 1869

Chartered Surveyors | Land & Estate Agents | Auctioneers & Valuers

Land off Compiegne Way

Bury St Edmunds | Suffolk | IP33 1GZ

A14 J43 0.3 Miles | Bury St Edmunds Town Centre 0.6 Miles

Parcel of land extending to approx. 0.078 acres (316sqm) subject to survey. The land is located off Compiegne Way in Bury St Edmunds.

DESCRIPTION

Parcel of land extending to approx. 0.078 acres (316sqm) subject to survey. The land is currently overgrown with vegetation. To the north of the land is Compiegne Way. To the south there are allotments and to the west there are residential dwellings.

LOCATION

The land is located off Compiegne Way approx. 0.6 miles south west of Bury St Edmunds Town Centre. Bury St Edmunds benefits from extensive shopping and leisure facilities, numerous high-quality restaurants and cultural amenities including the Georgian Theatre Royal and the Abbey Gardens. The land also has good access to the A14, A11 (M11) and the railway station at Bury St Edmunds offers a link to mainline services to London Liverpool Street and Kings Cross.

TENURE & POSSESSION

Freehold with vacant possession.

SERVICES

No detailed investigations have been made into the provision of services. Any prospective purchasers must rely on their own enquires in respect of proximity and capacity of services.

ACCESS

We have obtained a Highway record plan from Suffolk County Council. It appears the property abuts the extent of the highway maintainable at public expense. There appears to be an informal footpath along the front of the site.



METHOD OF SALE

The property is available by Private Treaty. The Vendors reserve the right to invite best offers.

OVERAGE

The Land will be subject to Overage. If the Buyer or subsequent owners obtains any planning permissions or permitted development rights for residential or commercial development during the next 30 years, 33% of the uplift in value will be payable to the Seller. Overage will become due on the earlier of disposal with the benefit of qualifying planning permission or commencement of the qualifying permission.

LOCAL AUTHORITY

West Suffolk Council.

West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Tel: 01284 763 233

PLANNING

According to the adopted West Suffolk Local Plan interactive map a small area on the western side of the site is within the settlement boundary. All interested parties should make their own enquiries with the Local Planning Authority.

FLOOD RISK

According to the GOV.UK Flood Risk Maps the land is within a low to medium chance of flooding from Rivers and sea. The

land is also within a mid to high chance of surface water flooding.

DIRECTIONS

Exiting the A14 at junction 43 from the Stowmarket direction at the roundabout take the first exit onto Compiègne Way. After 0.2 miles the land is located on your lefthand side identified by a Lacy Scott & Knight 'For Sale' board.
what3words: ///snowboard.superhero.patching

AGENT'S NOTE

Property Particulars prepared April 2026.

VIEWING AND FURTHER INFORMATION

During daylight hours with these particulars in hand. For further information please contact: Lacy Scott & Knight:

Contact: Graham Ford

Tel: 01284 748634

Email: gford@lsk.co.uk

Contact: Kateryna Piotrovych

Tel: 01284 748639

Email: kpiotrovych@lsk.co.uk

N.B. Please be advised the site is overgrown and the ground is uneven. Care should be taken when inspecting the site.



Plans, Areas and Schedules

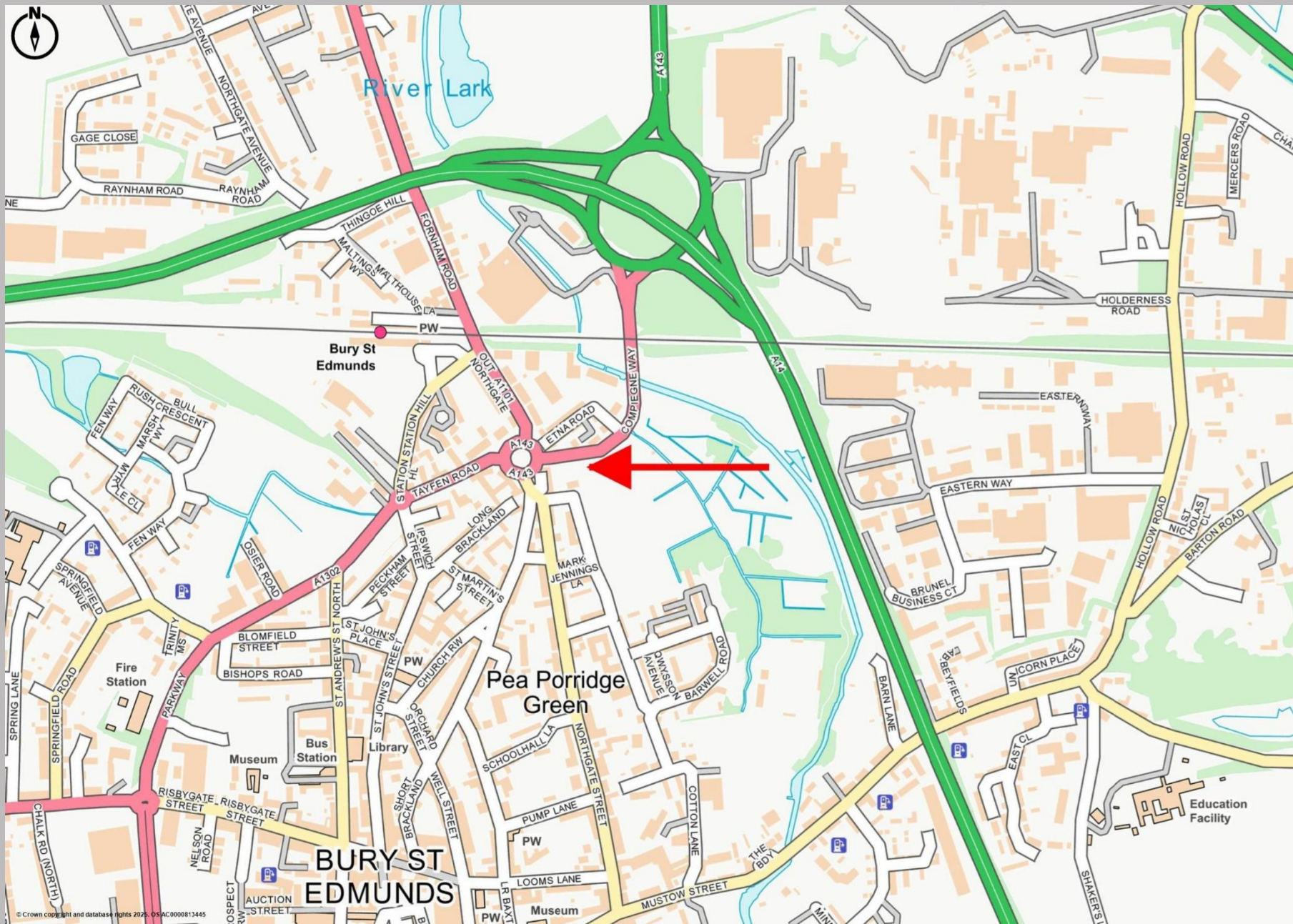
These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

Misrepresentation and Notices Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

- These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item.
- No person in the employment of Lacy Scott & Knight has any authority to make or give any representation or warranty whatever in relation to this property or these particulars not to enter into any contract relating to the property on behalf of Lacy Scott and Knight nor any contract on behalf of the Sellers.
- No responsibility can be accepted for any expenses incurred by any intending Purchaser(s) in inspecting properties which have been sold or withdrawn.
- Should any dispute arise as to the boundaries or an pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.

Anti-Money Laundering

Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for this service. We are required by law to conduct anti-money laundering checks on all those selling or buying a property as prescribed by the Money Laundering Regulations 2017. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Coadjute who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £33.00 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Coadjute, and is non-refundable. Lacy Scott & Knight do not receive any commission for this payment/service.



Tel: 01284 748600

10 RISBYGATE STREET, BURY ST EDMUNDS, IP33 3AA

Tel: 01449 612384

MARKET PLACE, STOWMARKET, SUFFOLK, IP14 1DN