



137, 139 Church Road, **West Row, Bury St Edmunds, IP28 8PF**

And adjoining orchard extending to a total of 2.17 acres

Guide Price **£400,000**

LACY SCOTT
& KNIGHT

est. 1869

137, 139 Church Road and Orchard

West Row | Bury St. Edmunds | IP28 8PF

Mildenhall 3 miles, Newmarket 7 miles,

Bury St Edmunds 13 miles

Two adjoining 2 bed semi detached houses of historical and architectural merit for complete renovation together with orchard land, all lying in the centre of the village of West Row

Location

West Row is an attractive village located in the county of Suffolk. It is situated approximately 3 miles north-west of the town of Mildenhall and 10 miles north-east of the city of Cambridge.

Description

Nos. 137 and 139 Church Road comprise two individual dwelling houses of historical and architectural merit. The properties form a single structure and stand at right angles to Church Road.

No. 139 is the earlier of the two dating back to the mid 15th Century and is considered to have been a Medieval Open Hall. It contains many interesting structural fixtures, notable framing and roof timbers together with lath and plaster walls.

No. 137 is a mid-Victorian brick house of gault brick laid in Flemish Bond with a low pitched, pantile roof and red brick dressing to the doors and windows. The attached floor plan shows the configuration of rooms. To the front of the houses is an area of garden.

The properties require total renovation.

Orchard Land

An attractive orchard area of grassland lies to the rear (north) of the houses and is served by a separate access off Church Road.

Standing on the land are a number of garden buildings used for storage and several mature and productive Walnut trees. The land provides a delightful open space. The orchard land which is offered as a separate lot extends to 1.95 acres or thereabouts.



Access Nos. 137 and 139 are accessed off Church Road. The orchard has its own access through the track off Church Road.

Tenure and possession The property is freehold and offered with vacant possession.

Services Mains water, electricity and drainage are available for connection.

Energy Performance Certificates The property EPC Rating is G.

Directions The postcode to the property is **IP28 8PF**

What 3 Words: ///reporter.positives.relaxed

Rights of Way, Easements and Wayleaves

The property is sold and will be conveyed with the benefit of and subject to all rights of way (whether public or private), water, drainage, sewerage, light, wayleaves and other easements, if any, subject to all outgoing or charges connected with or chargeable upon the property whether mentioned herein or not.

Planning

The houses are not Listed. A Heritage Asset Assessment is available from the selling agents.

In the event that a purchaser obtains planning permission for residential development of the orchard land, an overage payment will be payable to the current vendors. The covenant will be effective for a period of 20 years and the overage payment will be 35% of the difference between the Market Value of the land with or without planning permission, as at the date planning permission is granted.

VAT

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property or any part thereof or any right attached to it becomes a chargeable supply for the purposes of VAT, such VAT will be payable in addition.

Local Authorities/Statutory Bodies

Anglian Water Services Ltd: PO Box 46, Spalding, Lincs PE11 1DB.
Tel: 0800 919155

Environment Agency: Cobham Road, Ipswich, Suffolk IP1 1JE.
Tel: 01473 727712

Suffolk County Council: Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. Tel: 0845 606 6067

West Suffolk Council: West Suffolk House, Western Way, Bury St Edmunds, Suffolk, IP33 3YU. Tel: 01284 763233

Method of Sale

Nos. 137 and 139, and Orchard are offered for sale as a whole or in two individual lots, by private treaty.

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.



Viewing

Strictly by appointment with the agents at the Bury St Edmunds office and during daylight hours with these particulars in hand. For further information please contact:

Mark Prince
Tel: 01284 748636
Email: mprince@lsk.co.uk

Kateryna Piotrovych
Tel: 01284 748639
Email: kpiotrovych@lsk.co.uk

Aerial Plan for 137, 139 Church Road and Orchard Land



Lot No	Description	Area (acres)	Guide Price
1	Nos. 137, 139 Church Road together with the adjoining garden	0.22	£300,000
2	Orchard land	1.95	£100,000

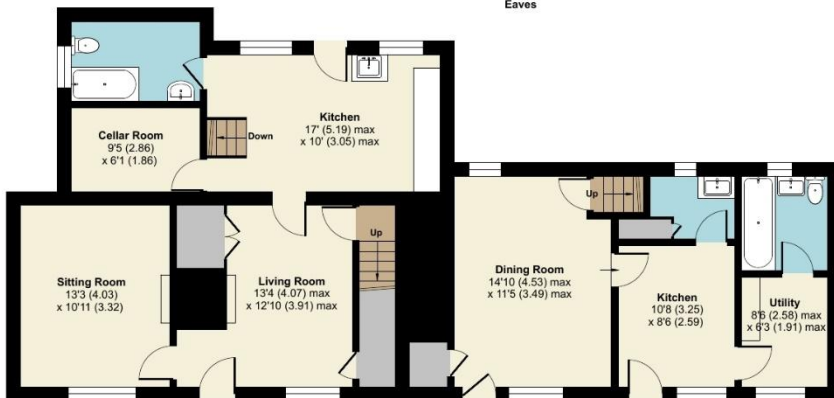
Church Road, West Row, Bury St. Edmunds, IP28

Approximate Area = 1794 sq ft / 166.6 sq m

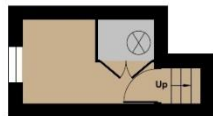
For identification only - Not to scale



FIRST FLOOR

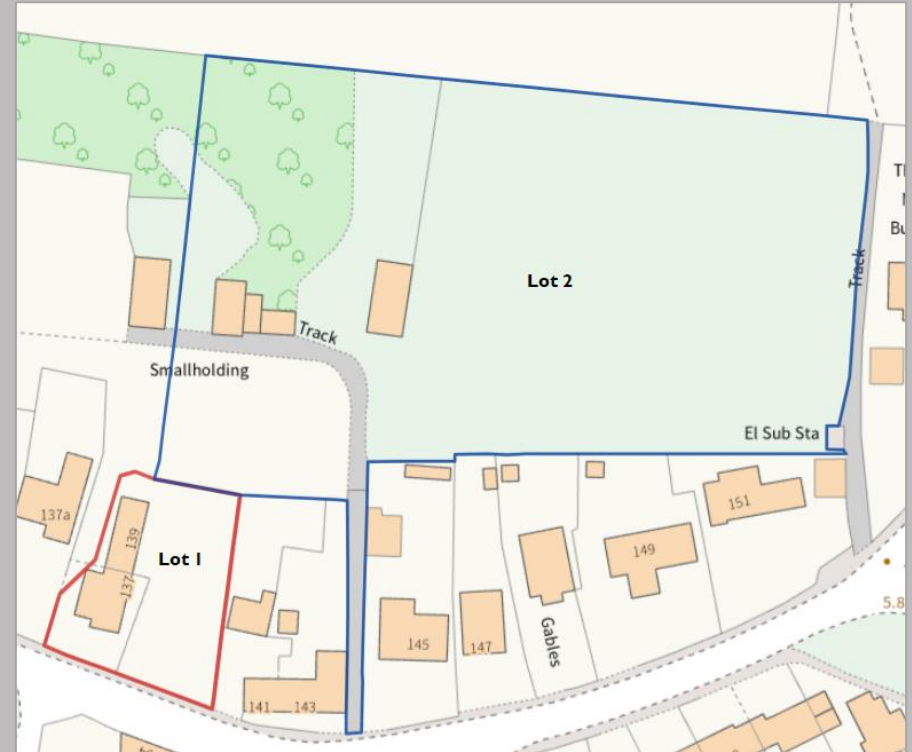


GROUND FLOOR



LOWER GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Lacy Scott & Knight. REF: 1478412



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	1 G	

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