

of a residential cluster of dwellings, as one of the settlements that, together, make up the village of Cockfield. The site is about 6 miles south of Bury St Edmunds and about 3.5 miles north of Lavenham.

Within the main part of the village of Cockfield, there is a post office, off licence and village store, the Cockfield Primary School and St Peters Church. Cockfield is considered to be the second largest village in Suffolk.

There is a strong community spirit within the village which supports a number of social clubs and activities. Cockfield United is the village football team which plays in the Suffolk and Ipswich Football League.

Bus services run along the A1141 with services connecting Bury St Edmunds to Sudbury, West Suffolk Hospital, Lavenham and Long Melford. The bus stop is only a short distance away from the development site along the pavement adjoining the A1141.

The proposed development consists of No.2 five-bedroom dwellings. Each dwelling is of the same design but the development on one plot is handed compared to the other.



Front Elevation Plot One



Front Elevation Plot Two

Accommodation

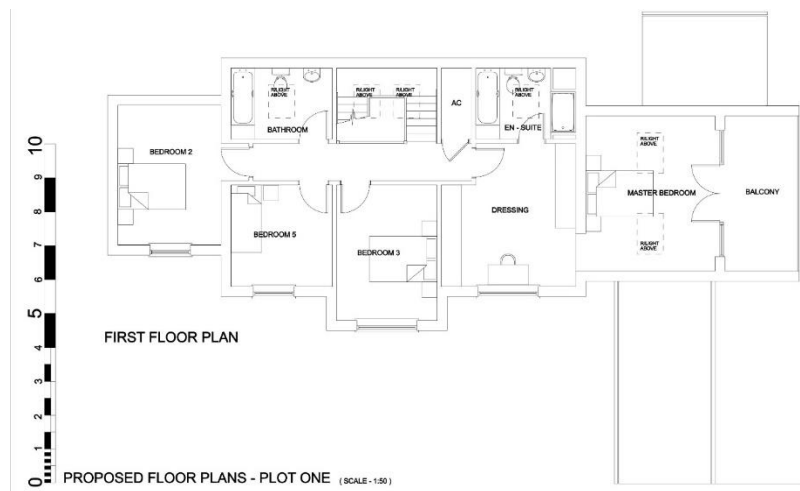
The dwelling proposed on plot one consists, at ground floor level, of a large entrance hall with double doors leading through to an open plan dining area and a small, family lounge area as well as the kitchen. There is a walk-in larder and an enclosed utility room with access to the garden. On the opposite side of the entrance hall, is a home office, a guest bedroom with en-suite facilities and a separate toilet.

Ground Floor Plan Plot One



First Floor Plan Plot One

The first-floor accommodation consists of a master bedroom with a dressing room and a bath/ shower facility. There is three further bedrooms and a family bathroom. Located in the hall is a U-shaped staircase. The accommodation for the proposed dwelling on plot two consists of the same accommodation but the dwelling is handed.



Access

Access to the development site is from the existing access serving the public house. The access to the development is via a proposed lockable gate which would separate the residential development from the car park, which serves the public house, as shown on the proposed site plan on page 1.

The owners of the land are wishing to dispose of the site, with the benefit of planning permission for the development described. They are looking for a sensible offer and will be pleased to enter into discussions now, subject to planning permission being obtained.

Further information is available, please call 01206 274190.