

## *For Sale by Formal Tender*

*A rare opportunity to acquire an outbuilding and yard, located in Bury St Edmunds Town Centre.*

Guide Price

£100,000 Freehold

Ref: B214B/JG

Outbuilding & Yard

off Orchard Street

Bury St Edmunds

Suffolk

IP33 1EH



For Sale by Formal Tender by 12 noon on Friday 27th June 2025.

Outbuilding and yard centrally located within the town of Bury St Edmunds.

Potential development opportunity, subject to planning.

### Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU  
T: 01728 724200

*And The London Office*  
40 St James' Place  
London SW1A 1NS

[email@clarkeandsimpson.co.uk](mailto:email@clarkeandsimpson.co.uk)  
[www.clarkeandsimpson.co.uk](http://www.clarkeandsimpson.co.uk)



## Method of Sale

The property is being sold by formal tender and bids are invited by Friday 27th June 2025 at 12 noon. An emailable copy of the formal tender pack will be available shortly from the agents. The pack will contain the legal documentation with regard to the property as well as useful further information including searches.

A deposit cheque or BACS payment equivalent to 10% of your offer will be required upon acceptance of your Tender. Whilst the Vendor is not obliged to accept the highest or any offer, if one of the offers is accepted, the agents will countersign the Tender and Memorandum of Sale whereby there will be a legally binding agreement with exchange of contracts taking place. Completion will then take place 20 working days thereafter on Friday 25th July 2025.

In addition to the purchase price, the Buyer will reimburse the Sellers the cost of the searches that have been provided. The unsuccessful parties will have their cheques or BACS payment returned.

## Seller's Solicitors

The Seller's Solicitors are Prettys Solicitors LLP; 6th Floor, St Vincent House, 1 Cutler Street, Ipswich IP1 1UQ Tel: 01473 232121; For the attention of Joseph Jordan, email: [jjordan@prettys.co.uk](mailto:jjordan@prettys.co.uk). We recommend that interested parties instruct their solicitor to make any additional enquiries before submitting a tender.

## Location

Bury St Edmunds is a popular town with excellent transport links via the A14, A11 and M11 being only 50 minutes from Stansted International Airport. The town also has a railway station with services to Stowmarket or Cambridge, with connections to London Liverpool Street Station or Kings Cross Station.

## Description

A brick outbuilding and yard situated within Bury St Edmunds town centre with vehicular access off Orchard Street. The site extends to approximately 0.07ac (0.03ha) in total. The property offers redevelopment opportunities, subject to relevant planning consents.

## Tenure & Possession

The property is offered for sale freehold. The property is subject to a licence for the benefit of 9a Orchard Street in respect of the parking of a single vehicle within the yard. The licence runs until 2082 and is only assignable to any subsequent owner of 9a Orchard Street.

## Services

We have not undertaken any detailed investigations in relation to the availability or capacity of services and prospective purchasers should satisfy themselves in this regard.

## Local Authority

West Suffolk Council.

## Viewing

At any reasonable time, subject to prior notification to the Selling Agent with particulars in hand.





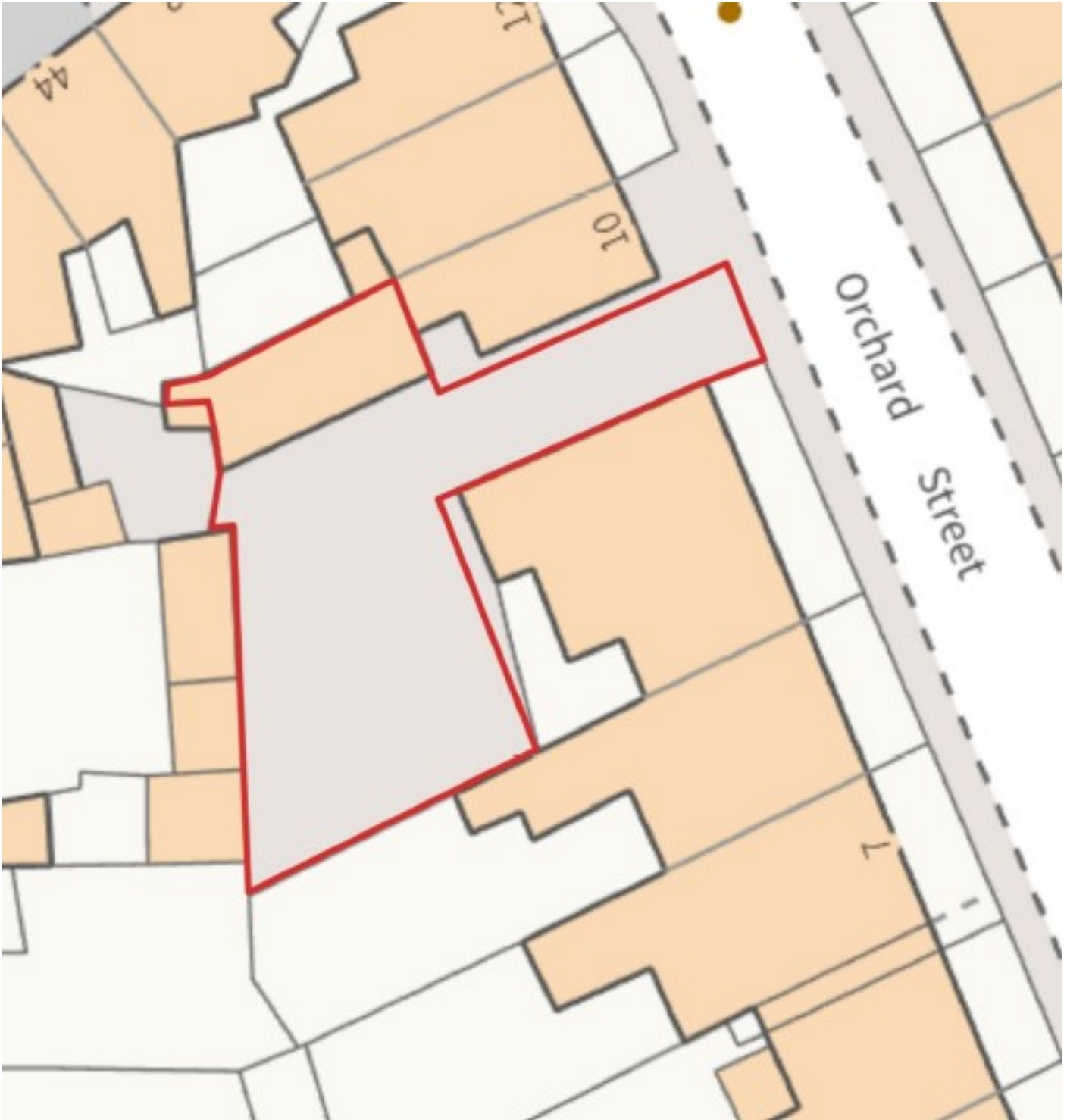








## Site Plan - Indicative Only



### NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The property is sold as seen and will not be cleared before any sale.

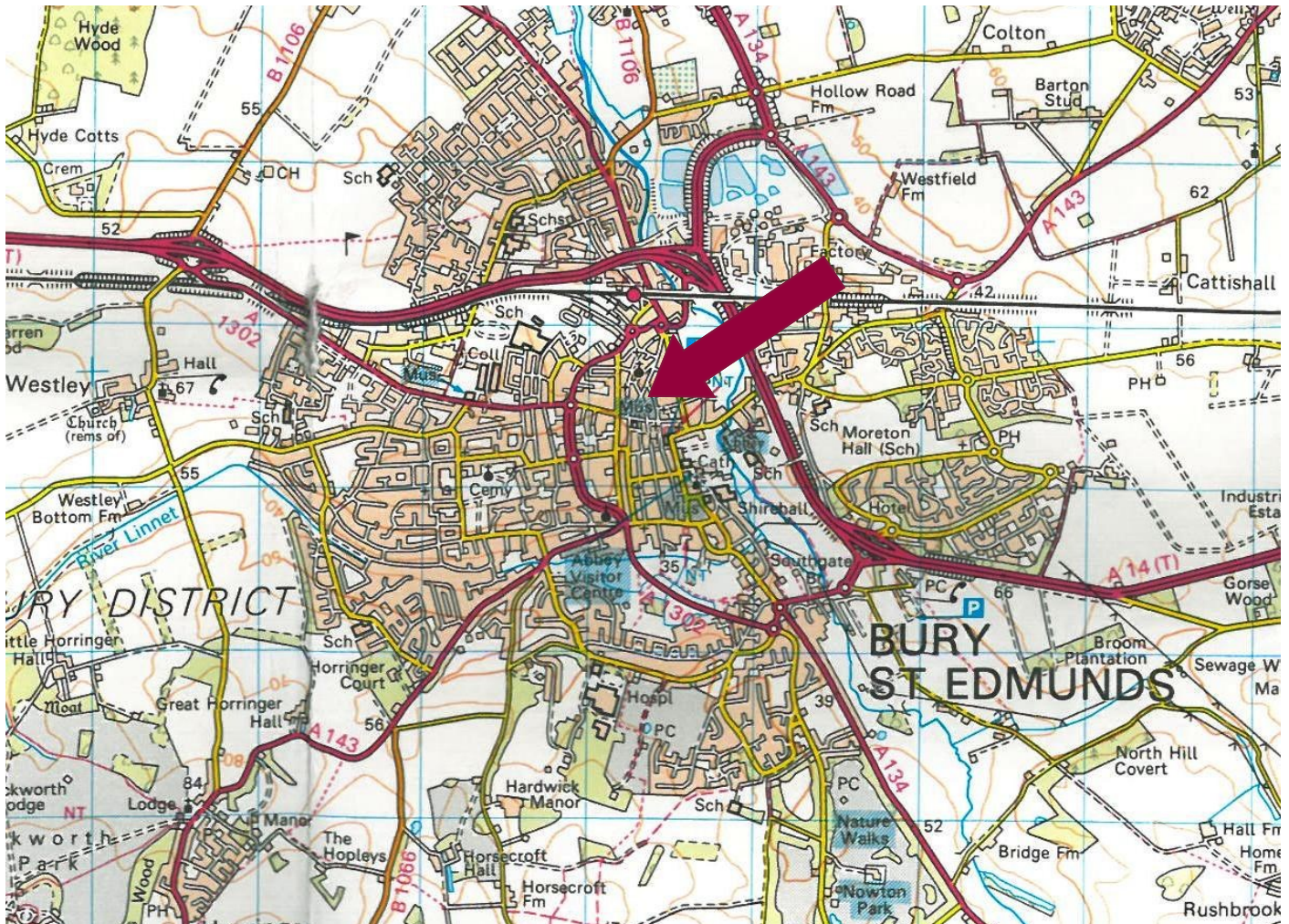
*May 2025*



## Directions

The property is situated to the north of Orchard Street. Access to the site is between No.9 and No.10 Orchard Street.

For those using the What3Words app: [///crawling.nuggets.storybook](http://crawling.nuggets.storybook)



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.