



Dillymore Cottage      Guide Price: £ 750,000 Freehold  
London Road | Capel St Mary | Suffolk | IP9 2JZ





## Dillymore Cottage and Land

A rare opportunity to purchase 8 acres of land abutting the main A12 Trunk Road - incorporating a 3 bedroomed detached house ( in need of refurbishment ), purpose built greyhound kennels with attached living quarters.

The site has lapsed planning permission for a new 5 bedroomed detached house with annexe, garaging and a park home. It would suit a variety of commercial/ residential uses, subject to planning permission.

The current owners are retiring from the business and offer vacant possession.

An early external and internal inspection is strongly advised.



Beloved Greyhounds  
is proud of caring children  
www.belovedgreyhounds.co.uk

Matson  
P.C. 245172  
15 1 220

SECLUDED/ ACCESSIBLE SITE EXTENDING TO ABOUT  
8 ACRES

WOULD SUIT A VARIETY OF COMMERCIAL/  
RESIDENTIAL USES

3 BEDROOMED DETACHED HOUSE - NEEDING  
MODERNISATION

LARGE KENNEL BLOCK INCORPORATING LIVING  
QUARTERS

A NUMBER OF USEFUL OUTBUILDINGS - COUNTRY  
VIEWS

EXCELLENT POTENTIAL TO BE REALISED - MUST BE  
SEEN

SELDOM AVAILABLE AND SO MANY OPTIONS  
SUBJECT TO PLANNING

LAPSED PLANNING FOR 5 BED HOUSE - DC/18/03841 -  
BABERGH COUNCIL

### Viewing Arrangements

Strictly by prior appointment with the Vendors Sole  
Agents - Fine and Country Ipswich - 01473 - 289 700.

After normal office hours please contact  
Mark Halls MRICS - 07770 - 814 748.

### About The Area

Capel St Mary is a varied and inviting village that combines excellent schooling opportunities along with extensive village services from a Co-Op store to the Capel Bakery, Takeaways, hairdresser and other late hour shops.

### Essential Capel Saint Mary

- Suffolk Heritage Antiques and Reclaim Centre. Antique Shops.
- The Place for Plants. Gardens.
- Flatford Mill.
- RSPB Flatford Wildlife Garden.
- Bridge Cottage. Bridges, Points of Interest & Landmarks.
- Woodlands Farm Shop. Coffee Shops, Farmers Markets.

### Services

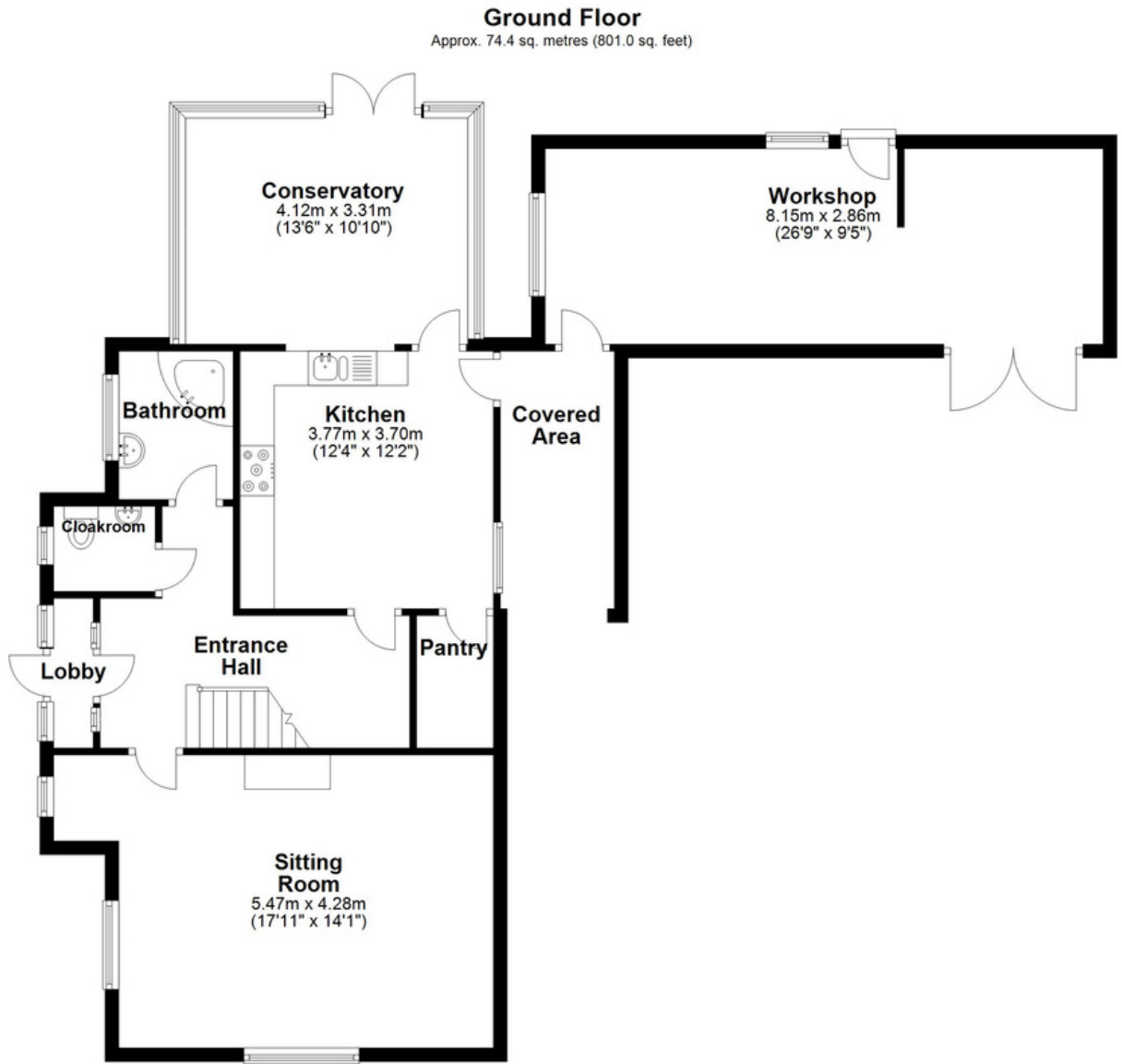
We understand from the Vendors that all mains services (with the exception of gas) are connected to the property.

Council Tax - Babergh - Band E 2023/24 - £ 2470.98

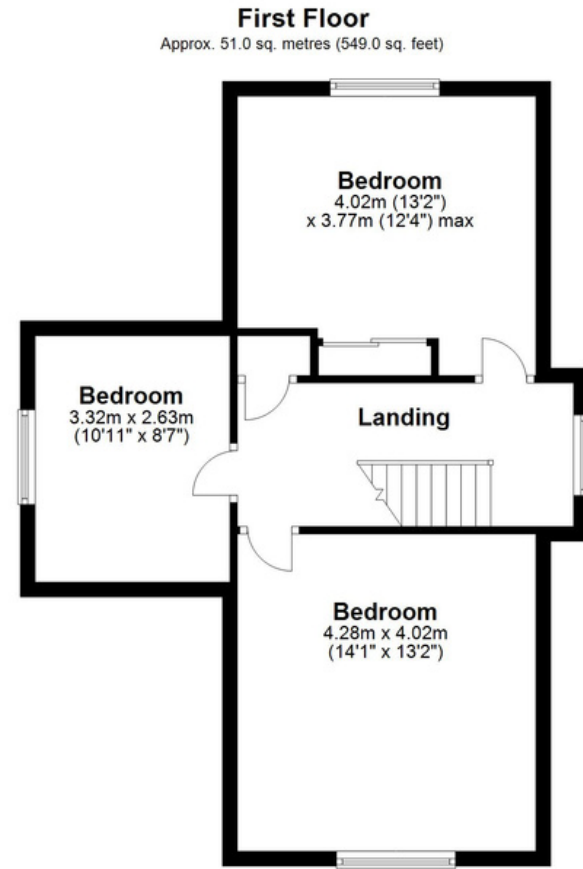
What Three Words [///stable.unspoiled.binder](#)

### Possession

Vacant Possession Upon Completion.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	20 G	



Total area: approx. 125.4 sq. metres (1350.0 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only  
Plan produced using PlanUp.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.