



THE MARQUIS OF CORNWALLIS

CHEDBURGH BURY ST. EDMUNDS IP29 4UH

www.barneyestates.co.uk

0208 432 7330

B | E



BARNEY ESTATES IS DELIGHTED TO PRESENT THIS FORMER VILLAGE PUB, SITUATED ON A 0.262-ACRE PLOT IN THE HEART OF CHEDBURGH, NOW REQUIRING FULL RENOVATION.

A rare redevelopment opportunity in the heart of rural Suffolk. Set on a 0.262-acre plot, this former village pub—the Marquis of Cornwallis—offers great potential and now requires full refurbishment. Centrally located in Chedburgh, it is ideal for developers, investors, or anyone seeking a substantial conversion project.

The building retains its traditional layout with spacious ground-floor areas and accommodation above, offering flexibility for a range of future uses (subject to planning), including:

- Conversion into 3–4 homes
- A single large character residence
- Mixed-use or investment development
- Full refurbishment as a hospitality venue

The generous plot allows space for parking, gardens, or further reconfiguration. Positioned on The Street, the property offers easy access to Bury St Edmunds, local amenities, transport links, and surrounding countryside.

A standout opportunity to transform a landmark village building with strong potential for added value. Early enquiries are advised.

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

This sale includes overage restrictions - full information is within the title and legal pack or please call the auctioneer to discuss further.

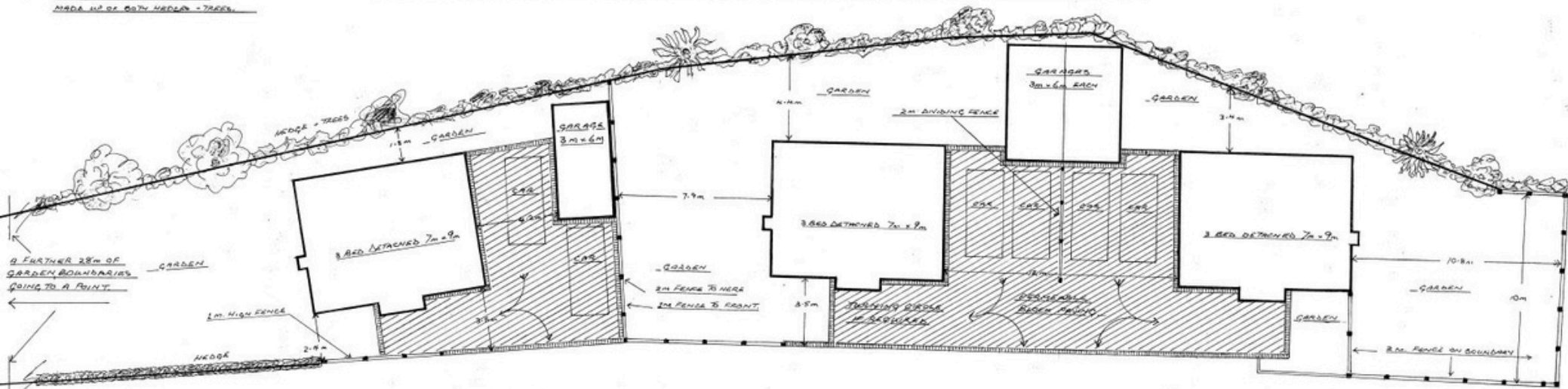
All dimensions/measurements are approximate.





A FURTHER 28m OF GARDEN.
BOUNDARY WITH BARR - FRONT
MADE UP OF BOTH HEDGES - TREES.

PROPOSED STREET SCENE OF THE DEVELOPMENT TO REPLACE THE MARCHIONESS PUBING HOUSE ON THE STREET OVERBURN.



A FURTHER 28m OF GARDEN BOUNDARIES GOING TO A POINT.

SITE PLAN OF DEVELOPMENT SHOWING POSITIONS OF THE HOUSES, GARAGES, FENCES, CARS, GARDENS, HEDGES AND AREAS OF PERMEABLE BLOCK PAVING.



*The Marquis Of Cornwallis
(Approx. 0.262-acres)
Guide Price: £350,000*

*Pre-auction sales are invited
The land is sold on an unconditional basis, purchasers considering alternative uses or even
development are deemed to rely upon their own enquiries.
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.*