

SOUTHWOLD
&
SAXMUNDHAM

EST.  1993

JENNIE JONES

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&
SAXMUNDHAM

ESTATE AGENTS



Images and plans are taken from the Architect's drawings and are not to scale.
Dimensions are approximate and must be verified by the purchaser.

For Sale by Informal Tender

Sealed bids should be received no later than 12.00noon on 9th August 2021.

Bids should be submitted via the prescribed form to the seller's solicitor:

Mr James Robbins,
Marshall Hatchick Solicitors,
The Old Bank House,
Market Place,
Saxmundham,
Suffolk IP17 1EL.

Or via email as per the best offer form.

Land adjacent to Hedgerows, Aldeburgh Road, Aldringham. IP16 4QJ

GUIDE PRICE

£395,000

Hedgerows, Aldeburgh Road, Aldringham,
Leiston, Suffolk. IP16 4QJ

A fabulous individual building plot in an enviable location situated between Aldeburgh, Thorpeness and Leiston.

The plot, which lies 2.5 miles from Aldeburgh town centre and the Meare at Thorpeness, is believed to extend to approx. 0.4 acres (subject to survey) is located in a non-estate location on the edge of Aldringham. The nature reserves at North Warren and Aldringham Fen lie within walking distance and there are heath and woodland walks through Aldringham Common and down toward the beach at Sizewell. Aldeburgh and Thorpeness can also be accessed on foot. The plot, which is an infill, abuts open farmland to the rear (west) and enjoys an enviable view over open undulating countryside. The sellers anticipate that buyers will apply to create a direct access from the road so that vehicles can cross the shared lane which runs parallel to the road and over which there are reciprocal rights of way. The plot is fenced along the southern boundary with Hedgerows and will be subject to covenants relating to the fence; and the height of any new building which deviates from the plans submitted to the council as part of this consent.

The proposed new house is believed to extend to approx. 205 square metres (gross internal).

Copies of the plans and associated planning documents may be found on the East Suffolk District Council website.

The planning number is: DC/21/1395/FUL | Validated: Mon 22 Mar 2021

Documents can be accessed on line at:

<https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=QQD7M4QXJ4T00>

Note: The drawings in this brochure have been taken from the architect's plans. These are NOT to scale and are for identification purposes only.

Aldringham has nature reserves on its door step and is within close proximity of the Heritage Coast, the seaside town of Aldeburgh and its neighbouring fantasy village of Thorpeness. Leiston, which is about a mile away has good local shops, a sports centre and cinema. The town's proud industrial heritage is celebrated by the excellent Long Shop Museum. Aldeburgh has fine restaurants, local shops and galleries. There is a beautiful and unspoilt shingle beach which stretches to Thorpeness: a fantasy village created by Glencairn Ogilvie in the early part of the twentieth century. There are golf courses at Aldeburgh and Thorpeness and sailing clubs on the River Alde. The world class Snape Maltings Concert Hall is just a few minutes drive away and is home to the Aldeburgh Festival. Other attractions in the area include RSPB Minsmere and the ancient castles at Framlingham and Orford. The nearest railway station is 5 miles away at Saxmundham with connecting services to London, Cambridge and Norwich. Saxmundham has Tesco and Waitrose supermarkets and a small weekly market.

VIEWING

By appointment with Jennie Jones
Estate Agents 01728 605511

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www.jennie-jones.com

LOCAL AUTHORITY

East Suffolk District Council, East
Suffolk House, Station Road, Melton
Woodbridge, Suffolk IP12 1RT
Tel: 01394 383789

Purchasers will liable for CIL payment









