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FOR SALE

Land off Rendham Road, Saxmundham, Suffolk

GUIDE PRICE: £1,000,000

Commercial Development Site with a Gross Area of 5 Acres (1.025 Ha)

- Consent for a 40 Bedroom Motel and Petrol Filling Station
- Edge of Town Location Adjacent to A12
- Scope for Additional Development
- Adjoining Land Also Available – circa 20 Acres
- 6 Miles from Proposed Sizewell C Power Station



Saxmundham

Saxmundham is a thriving historic Suffolk market town at the centre of the Heritage Coastal Region. The town has many local shops and businesses, sports and leisure facilities, as well as good rail links and the A12 road that puts the town within easy reach of Ipswich, Norwich, London and the whole of mainland Europe. The resident population of the town is circa 4,000 persons.

Location

The land – located at the junction of B1119 and the A12 is accessed from Rendham Road. The site is approx 6 miles from Sizewell where a new power station (Sizewell C) is proposed.

Description

It has an area of approximately 2.025 Ha (5 Acres) and is shown edged red on the Site Plan reproduced within these particulars. Additional adjoining land is also available – circa 8.01 Ha (20 Acres) by separate negotiation.

Planning

Planning permission was granted in May 1995 under LPA Ref: C.95/0146 for the development of a petrol filling station, restaurant and 40 bed Motel. This consent remains extant by implementation (i.e. the construction of the approved access). A copy of the decision notice is available upon request.

Price

The site is offered for sale freehold.

Guide Price: £1,000,000.

(NB. Offers conditional on Planning Permission being obtained for alternative forms of development will be considered on their merits).

Viewing

By appointment through the Sole Agents – Brown & Co -

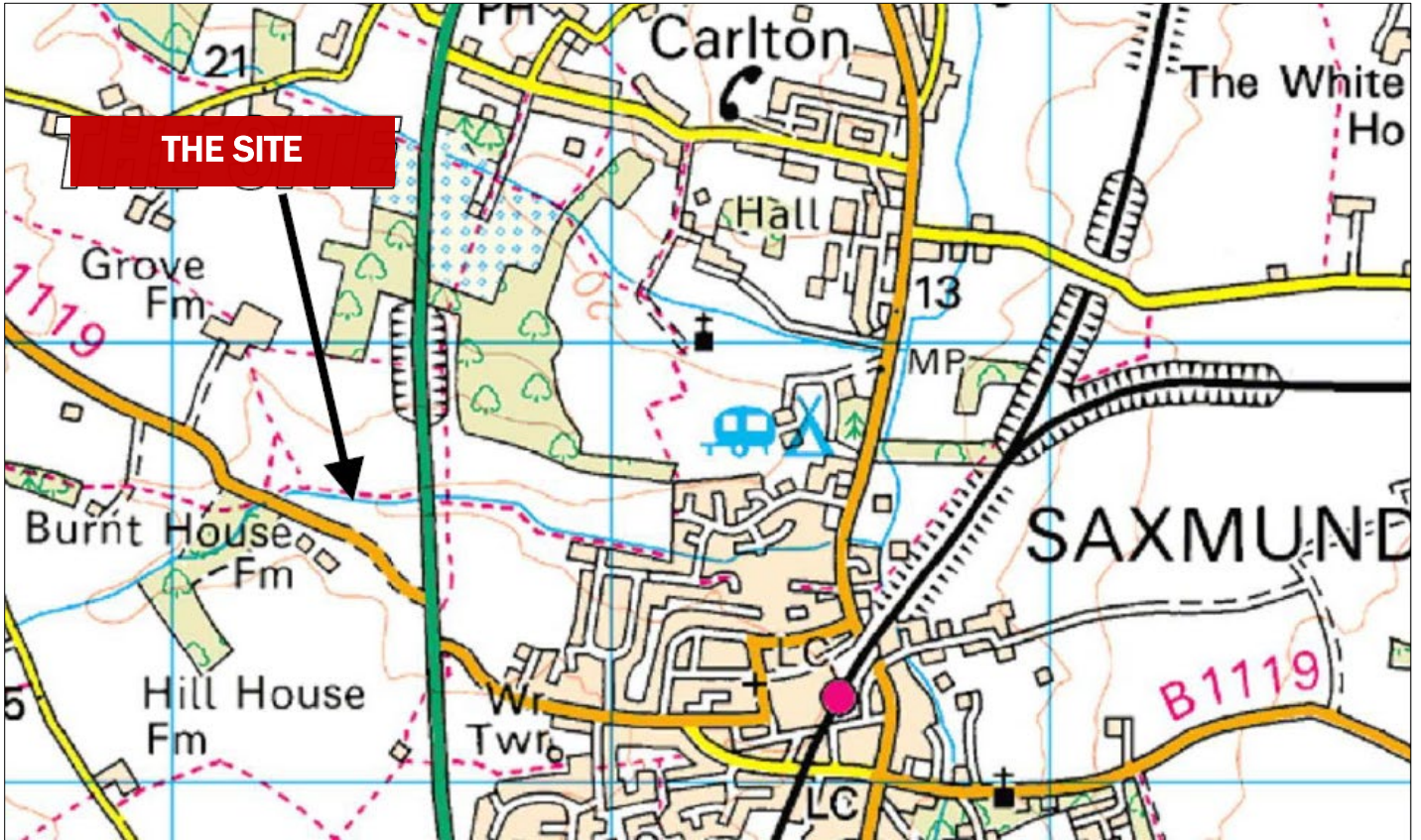
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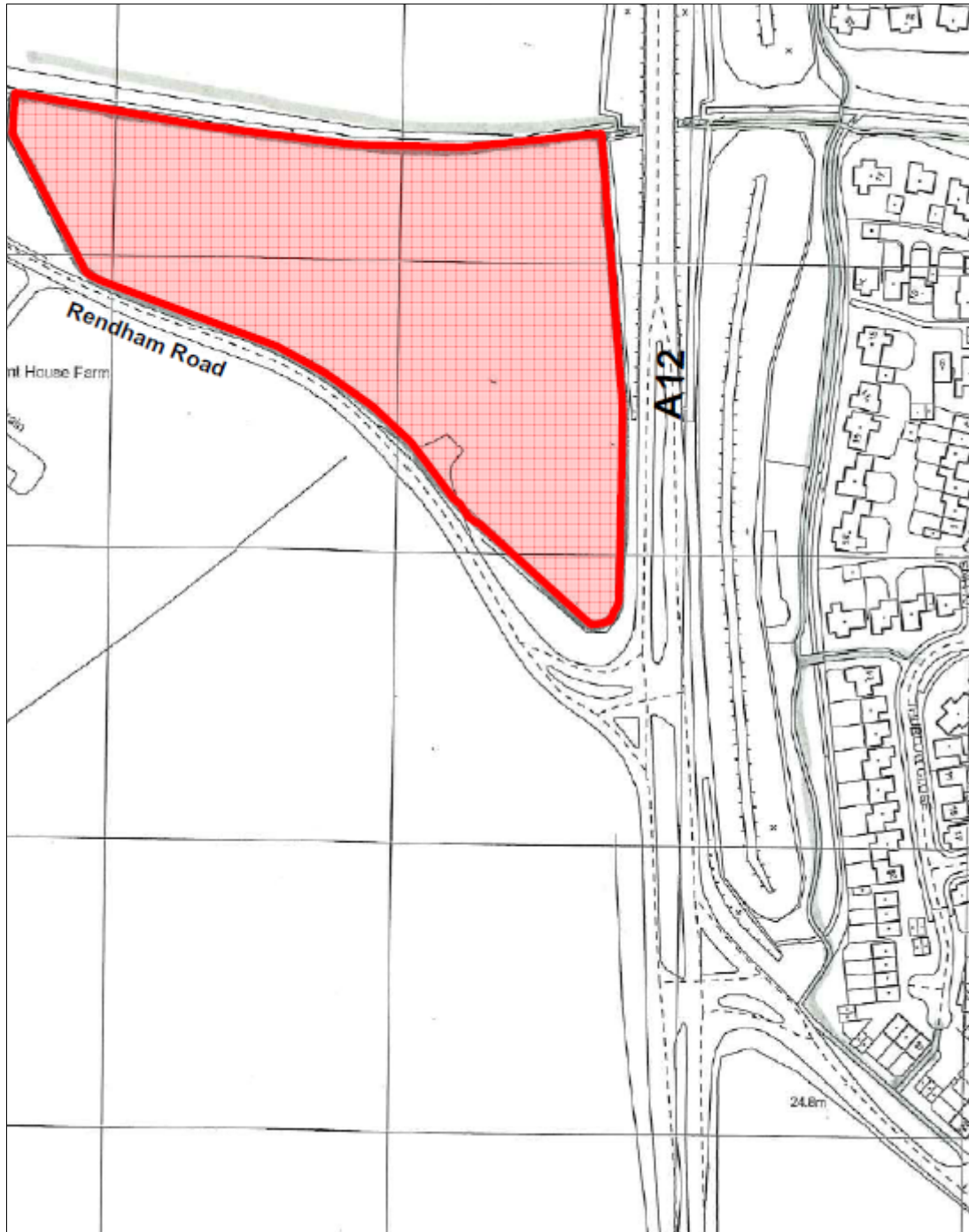
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