



## Plot 203 Gravel Dam Camps Heath

Oulton, Lowestoft, NR32 5DW

Asking Price £45,000



\*\*\* GRAZING LAND FOR SALE ALONGSIDE OULTON MARSHES \*\*\* Aldreds are delighted to offer 2.4 acres (approx) of well maintained land being ideal for a variety of uses including leisure & equestrian. The land does benefit from 2 stables and a hay store and is laid to grass and secured by a private gateway access. All cars can approach the land within 30 yards and 4 x 4 or SUV type vehicle can drive on to the land directly. Oulton Marshes offer some of the most beautiful nature walks in Suffolk and the main nature reserve walkways are situated within a 2 minute walk of the plot for sale. Set at a realistic asking price. Early viewing is advised.



Land

2.4 acres (approx) of freehold grazing land ideal for a variety of uses including equestrian, leisure, picnics or just a quiet family retreat alongside Oulton marshes. There are 2 stables and a hay store included on the land.

Information

Freehold land with low running costs laid to grass with 2 stables and a hay store. Very well maintained, most recently used for horse grazing. There could be options for further stabling or outbuilding subject to the appropriate planning permissions. Oulton Marshes nature reserve main walkways are within a 2 minute walk.

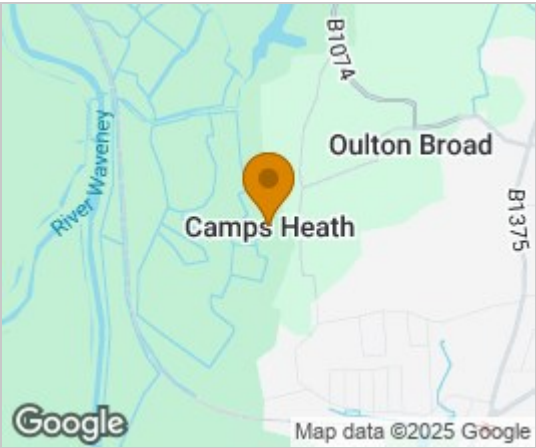
Vehicle Access

Any car can park within a 3 minute walk of the land or a 4x 4 or SUV type vehicle could drive on the land directly.

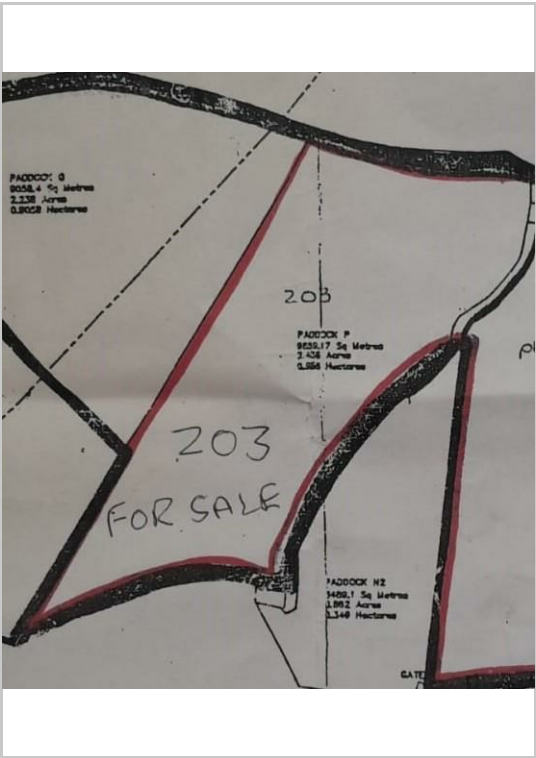
Directions

From Hall Road, Oulton Broad, follow round towards Camps Heath and take the left turn into Church Lane towards Oulton Church. Follow Church Lane in a straight line when you approach the church carry on straight. The church should be on your right hand side. Heading directly on to the unmade road (Gravel Dam) as the unmade road t junction turn right and first left. Follow along for approx 25 yards and you will see a gate with private do not enter sign. With a pre-booked appointment via the Aldreds office please feel free to park the car near the gate and walk straight through on foot for approx 25 yards and the land for sale can be found at the far end of the lane on your righthand side. (last plot).

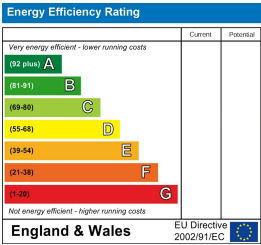
Area Map



Floor Plans



Energy Efficiency Graph



Disclaimer  
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

143 London Road North, Lowestoft, Suffolk, NR32 1NE  
Tel: 01502 565432 Email: [lowestoft@aldreds.co.uk](mailto:lowestoft@aldreds.co.uk) <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA