



Leiston, Suffolk

Guide Price £139,950

- Development opportunity
- Detached Bungalow
- Town centre
- Large existing building
- Planning consent granted
- EPC - Not required

John Street, Leiston

A unique opportunity to acquire freehold building plot in this popular and convenient location



Council Tax Band:



DESCRIPTION

The property comprises a former meeting hall situated in an excellent central location in Leiston.

Outline planning consent, DC/21/3289/OUT, has been granted for the construction of a single storey dwelling. A copy of the planning consent can be viewed on the following website
<https://publicaccess.eastsuffolk.gov.uk/online-applications/>

LOCATION

The popular town of Leiston lies about a mile and a half inland from the Suffolk Heritage Coastline and offers a good range of shops in a traditional High Street setting, together with a Co-op supermarket, library, bank, doctors and dentists surgeries, swimming pool complex and cinema. Primary and secondary schooling is within walking distance and Waitrose and Tesco supermarkets may be found in nearby Saxmundham, about four miles distant, which also has a railway station on the East Suffolk branch line giving hourly services to Ipswich with connections to London Liverpool Street.

TENURE

Freehold.

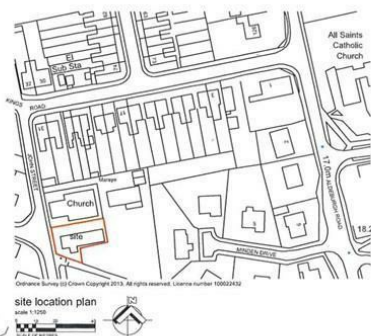
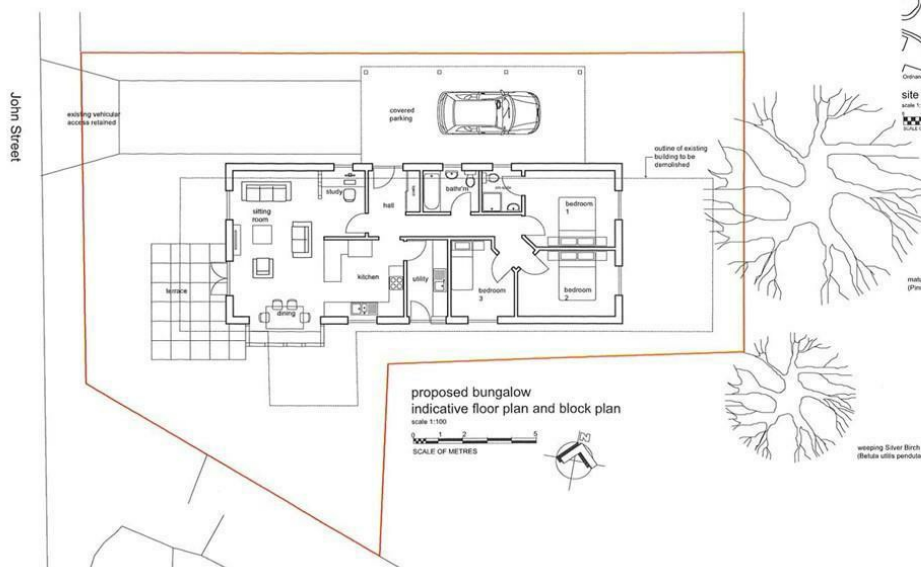
VIEWING

Please contact Flick & Son, 7 High Street, Leiston, IP16 4EL for an appointment to view. E mail: leiston@flickandson.co.uk Tel: 01728 833785. Ref. 20197/RDB.

FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not

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revision date
new bungalow
site of redundant former W1 hall
John Street, Leiston IP16 4DR
for Mr A Nunn
drawing to support outline
planning application
job 2014 drg 01 rev



Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services it should be known that Flick & Son will receive a referral fee of 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Viewings

Viewings by arrangement only. Call 01728 633777 to make an appointment.