

201 HAMILTON ROAD

FELIXSTOWE, IP11 7DX

FREEHOLD

PROMINENT LAND ADJACENT TO
FELIXSTOWE TRAIN STATION FOR SALE



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- **Freehold**
- **Busy roadside location**
- **Prominent position adjacent to Felixstowe train station**
- **Cleared site**
- **Significant development potential (STP)**
- **Short distance to Felixstowe High Street**
- **Planning permission obtained in July 2020 for public house construction**
- **Site Area - 1,578 Sq M (0.39 acres)**
- **Offers in excess of £375,000, plus VAT if applicable**
- **[Google Street View Link](#)**

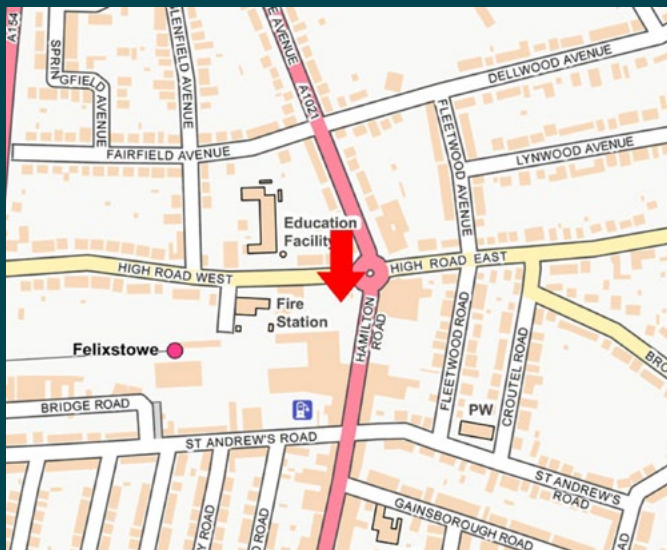
LOCATION

Felixstowe is an attractive coastal town in Suffolk situated approximately 12.0 miles south east of Ipswich and 28.6 miles north east of Colchester. The area is well serviced by public transport with Felixstowe train station providing regular services into Ipswich.

The property occupies a prominent roadside position on the junction between High Road West, High Road East and the A1021 with the A14 located 1.9 miles to the north west. The surrounding area is mixed residential and commercial in nature and the site is adjacent to Felixstowe train station which saw approximately 193,000 passengers in 2021/2022.

DESCRIPTION & ACCOMMODATION

The site is now cleared with the exception of a small single storey building and a small parcel of land owned by Cadent Gas Limited (Title number SK386790) as outlined in blue on the below promap.



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SITE AREA

The land has an approximate site area of 1,578 Sq M (0.39 acres)

TENURE

Freehold.

PLANNING

The site is not situated within a conservation area.

Planning permission was granted in July 2020 (planning application number DC/20/2448/FUL) for the construction of a two storey public house on the former General Practitioners site which has been demolished. Further details can be found on East Suffolk Council's website using the following [Link](#)

GUIDE PRICE

Offers in excess of £375,000, plus VAT, if applicable, are invited for the benefit of our client's freehold interest.

VIEWINGS & TERMS

Formal viewings must be arranged through the joint selling agents Savills and CBRE.

Offers are invited for the benefit of our clients freehold interest.

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