



COTTRELLS
PROPERTY

Land at Lodge Road, Hollesley, Woodbridge
Guide Price £400,000

Land at Lodge Road, Hollesley

Woodbridge

Tenure: Freehold

- Reserved Planning Permission for 3 Executive Homes
- Rare Opportunity for Development Land in Suffolk & Essex Coast & Heaths National Landscape
- Potential for Further Development, Subject to Planning
- 1.02 acres (or thereabouts)

Location

The site is situated on the edge of the well-regarded coastal village of Hollesley, Hollesley is well placed for access to Woodbridge (approximately 9 miles), Aldeburgh (12 miles) and Orford (6 miles). Woodbridge, a market town of considerable character situated on the banks of the River Deben, offers a wide range of facilities including independent shops, supermarkets, schooling in both the state and independent sectors, and a railway station with services connecting to London's Liverpool Street station via Ipswich. Ipswich, the County town of Suffolk, provides more extensive commercial, educational and leisure facilities. There are excellent recreational opportunities in the surrounding area, with sailing available on the nearby rivers including the Deben and Alde, as well as along the Heritage Coast. The surrounding countryside, together with nearby forest and heathland, provides a wealth of attractive walks and outdoor pursuits.

COTTRELLS
PROPERTY





Description

Outline planning permission was allowed on appeal on 17 June 2022. Following this, a Reserved Matters application was permitted on 16 December 2025 for the erection of three large detached dwellings. The properties are well positioned within the site, each benefiting from the shared access, private gardens and a considered layout designed to complement the surrounding setting. The scheme presents an attractive opportunity to create a small cluster of high-quality homes in this desirable location.

Accommodation (Approx. Gross Internal Area)

Plot 1 - 2,928

Plot 2 - 2,722

Plot 3 - 2,928

Proposed Terms of Sale

The extent of the site being offered for sale is as per the indicative plans included within these particulars with the area to be sold edged red. The vendors are retaining the land to the rear and shall reserve access through the land to be conveyed, for all purposes. Furthermore, the Vendors shall reserve the right to connect into service media installed in the site.

The purchaser will be required to erect a fence and gate along the rear boundary within 6 months of purchase. The minimum standard of fence to be post and three rail with five bar gate at the appropriate location, according to the plans.

Services

We have not carried out any detailed investigations in this regard and prospective purchasers should satisfy themselves with regard to the location and capacity of any services.

Architects

Plaice Design & Co Ltd, 5a Market Hill, Woodbridge IP12 4LP.

Local Authority

East Suffolk Council, East Suffolk House, Station Road, Melton, Woodbridge IP12 1RT.

Viewings

By prior appointment with the selling agents and thereafter with particulars in hand.

Site Plan

The site plan is indicative only.

Further Land & Information

It is considered that the land to the rear may be suitable for further development, subject to planning. The vendors invite interested parties to enter into a promotion or option agreement over the land or to make an offer for the land reflecting the potential.

What3Words

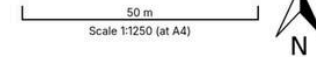
///oppose.crunches.doormat





Produced on Land App, Apr 1, 2026.
© Crown copyright and database rights 2026 (Ordnance Survey licence number 100059532)

For Identification Purposes Only



Cottrells Property

01379 771190 • alexander@cottrellsproperty.co.uk • www.cottrellsproperty.co.uk

These details are for general information only and do not form part of any offer or contract. Accuracy is not guaranteed, and buyers must verify all information themselves. We are legally required to obtain proof of identity from all sellers and buyers in accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.