

FREEHOLD LAND FOR SALE - DEVELOPMENT OPPORTUNITY

Land to the South of The Parrott & Punchbowl

Aldringham Lane, Leiston IP16 4PY



Indicative Plan

Key Highlights

- Site area of 0.24 acres (0.097 ha)
- Land surplus to pub requirements
- Opportunity for various uses (STP)
- Potential for a single detached or two semi detached houses (STP)
- Freehold unconditional and conditional offers invited (STP)

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Mountbatten House Grosvenor
Square Southampton SO15 2BZ

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Location

The property comprises land situated to the south of The Parrott & Punchbowl, a well-established public house located on Aldringham Lane in Leiston. The surrounding area is semi-rural with a mix of residential housing, open countryside, and local amenities in nearby villages, making it a well-connected yet attractive setting.

Leiston is a small Suffolk town situated approximately 21 miles (34 km) northeast of Ipswich and 2 miles (3.2 km) from the Suffolk coastline at Sizewell and Thorpeness. The property benefits from good road access via the A12, linking Leiston to Ipswich, Lowestoft, and the wider East Anglia region. Saxmundham railway station, located around 4 miles (6.4 km) to the west, provides regular services to Ipswich and onwards to London Liverpool Street.

Description

The potential development site to the south of The Parrott & Punchbowl covers about 0.24 acres (0.097 ha) of surplus land that is no longer required for the pub's operation. The site is level, surfaced with dirt and gravel. The site is bounded with immature foliage and trees.

Tenure

Freehold subject to vacant possession.

Planning

The site is adjacent to a Grade II listed building (ref: 1215727) and is not located within a conservation area. It is also outside of a prohibitive flood zone.

Local Authority

East Suffolk Council
www.eastsuffolk.gov.uk

- _____ **Location Map** _____
- _____ **Streetview** _____
- _____ **What3words** _____



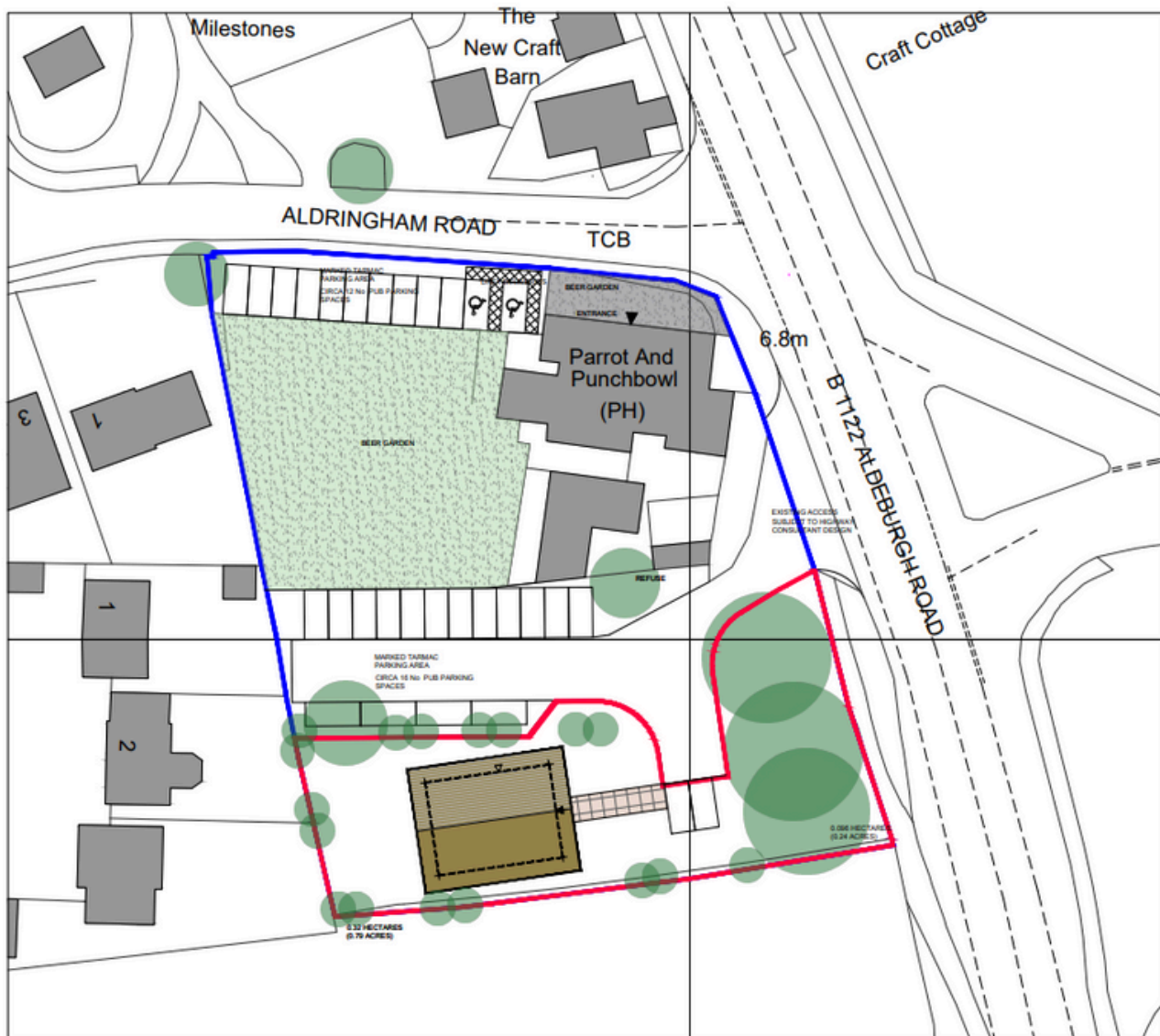
Site boundary for indicative purposes only



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Services & Rights

All parties are advised to make their own enquiries regarding the serviceability of the land.

Full rights of ingress and egress will be provided to the subject site via the pub car park.

Guide Price

Offers are invited on an unconditional and conditional basis (STP).

VAT

VAT may be applicable at the prevailing rate.

Viewing

Where appropriate, we recommend interested parties carry out a discreet inspection of the site. We kindly request that no approaches are made to the publican, staff or the business directly, where applicable.

AML

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.

CONTACTS

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