



Marshland

Aldeburgh, Suffolk, IP15 5EL

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ESTABLISHED 1966

Marshland Slaughden, Suffolk, IP15 5EL

- *Southwold 18.3 miles*
- *Saxmundham Train Station 7.3 miles*
- *London 1 hour 15mins approx. by train from Ipswich.*

**MARSHLAND | DERELICT BUILDING |
3.8 ACRES | VEHICULAR ACCESS**

We are delighted to offer this piece of marshland and reeds to the market for the first in a generation.

The land extends to approx. 3.8 acres sts and benefits from vehicular access.

There are the remains of a former agricultural/commercial building on the site, formerly used as storage and a workshop. This is a unique opportunity for a purchaser to acquire land in Aldeburgh just off Park Road.

A FABULOUS OPPORTUNITY TO PURCHASE SOME MARSHLAND IN ALDEBURGH WITH VEHICULAR ACCESS

Guide: £150,000 FREEHOLD



SERVICES

There are no services to the land.

What3words: light.lush.vans

Council Tax: NA

EPC NA

LOCATION

ALDEBURGH is arguably one of Suffolk's most sought-after coastal towns with superb recreational facilities including sailing, golf, fishing and walking. The town also provides a good selection of shops, restaurants and pubs. Snape Maltings, the home of the Aldeburgh Music Festival, is about 4 miles away. Dunwich Heath and Minsmere Bird Reserve are also close by. Saxmundham, which is about 7 miles away, has a wide range of shops including Waitrose and a railway station which connects to Ipswich and onto London Liverpool Street.





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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