

DRAFT DETAILS –THE ACCURACY OF THESE DETAILS IS AWAITING APPROVAL BY THE VENDOR



Bridge Cottage, Peasenhall

bedfords.co.uk

Bedfords

ESTABLISHED 1966

Bridge Cottage
High Street
Peasenhall
Suffolk IP17 2HU

- *Aldeburgh 13.5 miles*
- *Southwold 13.2 Miles*
- *Saxmundham Train Station 5.4 miles*
- *London 1 hour 15mins approx. by train from Ipswich.*

DERELICT COTTAGE WITH PLANNING PERMISSION FOR A THREE BEDROOM SINGLE STOREY PROPERTY IN THE GARDEN.

THE PROPERTY:

Bridge Cottage is a derelict listed cottage standing in a prominent position in the heart of this popular Suffolk village, a short drive from Framlingham, and Saxmundham which has a railway station which connects to London, via Ipswich. A short drive beyond is the Heritage Coast with Aldeburgh, Thorpeness, Minsmere and the world-famous Snape Maltings.

The property has fallen into a state of complete disrepair which makes internal viewings impossible. Listed building consent has been granted to modernise and extend the cottage. Behind the property will be an area of garden and parking, and a building plot beyond with permission to build a three bedroom bungalow.

This is an unusual, rare opportunity which would suit somebody who would wish to create a high quality, single-storey property and a ground-up renovation of a listed property, both creating interesting three-bedroomed homes.

A derelict Grade II listed cottage in need of renovation, with planning permission to extend and a separate building plot for a single storey dwelling.

Guide price : £250,000 FREEHOLD



Planning stipulates via a 106 agreement that both properties have to be completed together meaning that a prospective buyer has to take on both projects simultaneously. The planning permission and plans along with the 106 agreements can be viewed on the east Suffolk planning portal Planning number is DC/23/3202/Ful or inspected at the sole agents office.

AGENTS NOTE:

The cottage is in a dangerous state of disrepair and should not be entered. Bedfords as the agent, nor the owner accept any responsibility for injury should somebody be harmed whilst attempting to view Bridge Cottage.

Access will be via the new development next door and it is understood that services have been laid in to the edge of the site. Also Bridge Cottage and the new bungalow will each have a share in the management company of Mabels Walks and with that have a service charge to upkeep the drive etc.

SERVICES:

Mains – Electric, water, drainage?

Council Tax: TBC

EPC: NA

What3words: ripples.certified.upward

LOCATION:

PEASENHALL is a charming, unspoiled village, which is well served by a general store, post office, the renowned Emmett's food store, butcher, tea room and much more. Peasenhall lies in close proximity to the historic town of Framlingham with its extensive shops and schools, Framlingham College and, of course, the castle. Peasenhall is convenient for the Heritage Coast of Aldeburgh, Southwold and Dunwich, offering restaurants, golf courses and sailing facilities; and for the bird reserve at Minsmere.

FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale.



