



Hill Farm

Old Hill Road



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01273 495333  
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Land Hill Road, Wangford, Beccles,  
Suffolk, NR34 8AR

# Land Hill Road, Wangford, Beccles, Suffolk, NR34 8AR

## Guide price £185,000

A rare opportunity to purchase an interesting parcel of land extending to approximately 13 acres ( subject to measurement ) being partially wooded and having a natural spring on the land and a river running next to part of it with the benefit of a water extraction license.

The land is considered to be suitable for various leisure uses ( subject to planning ) and is situated just inland from the beautiful Southwold coast.

A Parcel Of Land Measuring Approximately 13 Acres Close To The Suffolk Coast At Wangford.



1 Coopers House, High Street, Henfield, West Sussex, BN5 9EQ  
 Telephone: 01273 495333 Facsimile: 01273 495252  
 Email: sales@richardsestateagents.co.uk www.richards.co.uk



**AGENTS NOTE:** Any information, including areas, measurements and distances, is given for guidance purposes only. We cannot give any undertaking that the property is in good structural condition or that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.  
**MONEY LAUNDERING REGULATIONS 2003** - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(2 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		