

Land adjoining Hadleigh Hall, Pound Lane, Hadleigh, Ipswich, IP7 5EQ



Freehold

Guide price

£35,000

Subject to contract

A unique opportunity to purchase an idyllic parcel of **amenity land** of about 0.5 acres (sts) in the picturesque centre of Hadleigh.



**Promap**  
LANDMARK INFORMATION

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Plotted Scale - 1:1250. Paper Size - A4

**IMPORTANT:**  
There is a well documented history of planning refusals on this land.

# Some details

## General information

This charming plot of land measures just over 0.5 acres and occupies an attractive setting nestled between important historic buildings which include the Grade I listed St Mary's Church and Guildhall, the Grade II\* listed Deanery as well as the Grade II listed Hadleigh Hall. This established parcel of land could ideally provide a peaceful oasis for anyone wishing for a larger garden in the town with a fine selection of mature trees including holm oak, horse chestnut, beech and wellingtonia.

Whilst the neighbouring landmark buildings provide delightful surroundings, their historic significance have resulted in a **well-tested and documented history of residential planning refusals on the plot. It is therefore fair to say that it is highly improbable residential planning permission will ever be granted on this land. The plot also falls within the Conservation Area and Tree Preservation Orders apply.**

## Location

Hadleigh is a charming historic market town with a thriving high street situated about 9 miles from Ipswich, 9 miles from Manningtree and about 12 miles from Colchester – all of which provide mainline services for London's Liverpool Street station. Fastest trains from Colchester take about 48 minutes, and 55 minutes from Manningtree. The town offers an excellent range of local amenities including restaurants, pubs, sports facilities and a good selection of independent shops as well as 2 supermarkets. There is a wonderful network of surrounding countryside walks and the town is also well-known for the ever-popular annual Hadleigh Show.

## Tenure

The land is offered for sale freehold, with vacant possession upon completion.

## Services

The land is not connected to any main or private services.

## Important information

Local Authority [babergh.gov.uk](http://babergh.gov.uk)

The land falls within the administration of Babergh and Mid Suffolk District Councils, Endeavor House, 8 Russell Road, Ipswich, IP1 2BX. Please refer to their planning portal for the planning history and further associated information on this plot.

## Directions

From the High Street in Hadleigh take the turning by Adnams into Queen Street. After a short distance turn right onto Church Walk which runs along the top of the churchyard – the plot runs along the right hand side of the churchyard. The plot can also be accessed via Pound Lane.

## Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

[fennwright.co.uk](http://fennwright.co.uk)

## Viewing

To make an appointment to view this property please call us on 01787 327 000.





To find out more or book a viewing

**01787 327000**

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