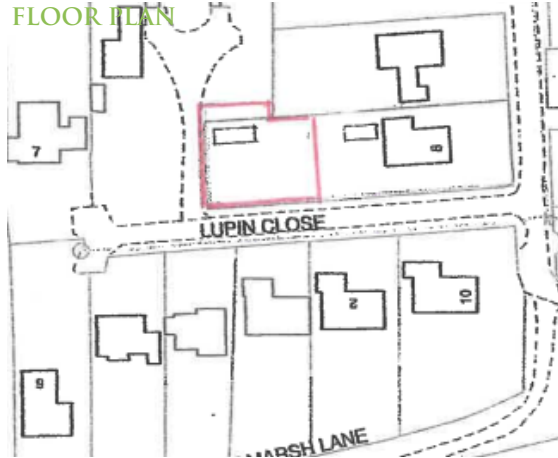


# Building plot adjacent to Three Marsh Lane

Three Marsh Lane, Reydon

**DURRANTS**  
SINCE 1853





A rarely available residential plot with outline planning permission DC/23/2186/OUT (East Suffolk Council) for a 3 bedroomed detached single storey property

**PLOT DETAILS**

The plot size is 23m west to east x 16.8m north to south plus the access strip which is approx. 2.5m x 15m The south facing plot has an elevated position with views over the marshes towards Walberswick. The access will be along the shared drive off Lupin Close, with entrance to the plot off this drive, at the back of the existing studio building.

**LOCATION**

Situated in the popular village of Reydon which offers a number of local amenities. shops, public house and medical centre with Southwold offering an abundance of local shops, restaurants and coastal attractions. Reydon is

situated three miles from the A12 and offers good transport links by road and rail with a train station at both Halesworth and Darsham with services to London Liverpool Street Station via Ipswich.

**VIEWING**

Strictly by appointment with the agent's Southwold Office.

**LOCAL AUTHORITY**

East Suffolk Council.

**SERVICES**

There will be a Deed of Easement in place to allow electricity and water services to be connected, mains drainage already exists

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**IMPORTANT NOTICE**

**Durrants and their clients give notice that:**

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2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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