

EST. 1993

JENNIE JONES

ESTATE AGENTS

## LEISTON ROAD, ALDEBURGH



**\* DEVELOPMENT OPPORTUNITY \***

**DETACHED BUNGALOW WITH PLANNING PERMISSION FOR EXISTING BUNGALOW**

\*\*\*\*\* OFFERS INVITED\*\*\*\*\* This three bedroom detached bungalow, located in a prominent position just a few minutes walk of Aldeburgh High Street and beach, is in need of renovation and comes with planning permission in place for a pair of three bedroom high specification semi-detached houses with garage and driveway.

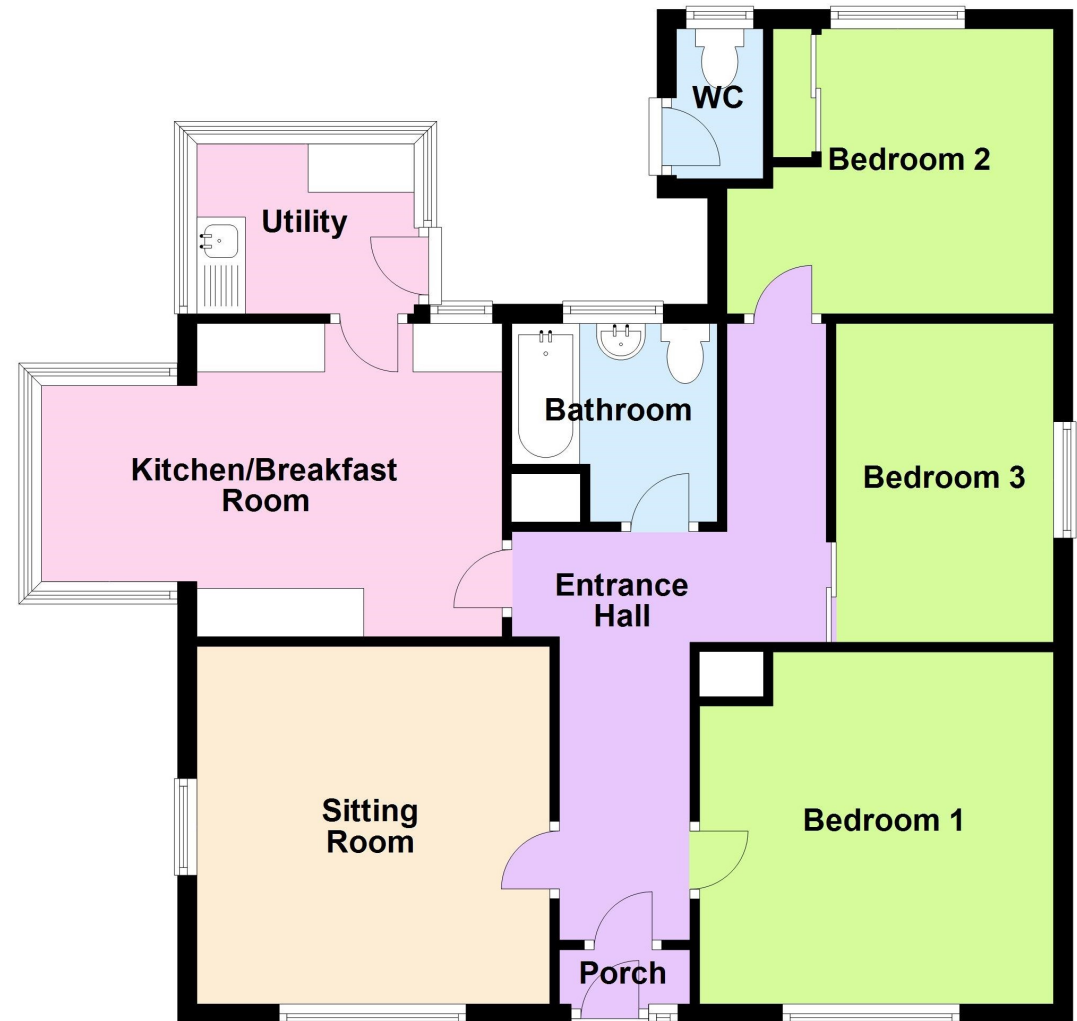
**GUIDE PRICE: £ 525,000**

# EXISTING PROPERTY FLOORPLAN

**THE PROPERTY AND SITE:** An extremely rare opportunity to acquire a development site in the coastal town of Aldeburgh within walking distance of the town centre. Planning permission has been granted for the demolition of the existing bungalow and for the erection of a pair of contemporary semi detached houses. Each property will have an entrance hall, living room opening in to a kitchen/dining room with ground floor cloakroom. On the first floor are two double bedrooms, both with ensuite and a master bedroom suite on the second floor with double bedroom and bathroom. Outside each property will have covered parking and a garden area.

**LOCATION:** Aldeburgh has an excellent range of local shops, two supermarkets, art galleries, fine restaurants and pubs. There is a cinema, library, primary school together with a cottage hospital a doctors' surgery and dental practise. There are golf courses at Aldeburgh and Thorpeness and sailing clubs on the river Alde and the town has a beautiful shingle beach and a strong association with the arts and music in particular. The nearby Snape Maltings Concert hall is home to the internationally renowned Aldeburgh Festival. There are wonderful walks along following the coastal paths and river estuary and the neighbouring town of Leiston has a sports centre and swimming pool. The market town of Saxmundham (about 6 miles) has both Tesco and Waitrose supermarkets and a railway station with connecting services via Ipswich to London Liverpool Station

Ground Floor



Total area: approx. 80.7 sq. metres (868.8 sq. feet)





Mr Tim Hannon  
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16 Colonial House  
Leiston  
IP16 4JD

### Planning Permission

Town and Country Planning Act 1990  
The Town and Country Planning (Development Management Procedure) (England) Order 2015

**Our reference** DC/22/2331/FUL  
**Date valid** 5 July 2022  
**Site** The Birches, Aldeburgh, Suffolk  
**Parish** Aldeburgh  
**Proposal** Demolition of existing bungalow and construction of a pair of 3 bedroom dwellings

Permission is hereby **granted** by East Suffolk Council as local planning authority for the purposes of the Town and Country Planning Act 1990, for development in complete accordance with the application shown above, the plan(s) and information contained in the application, and subject to compliance with the following conditions as set out below. Your further attention is drawn to any informatives that may have been included.

In determining the application, the council has given due weight to all material planning considerations including policies within the development plan as follows:

SCLP3.3 - Settlement Boundaries (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

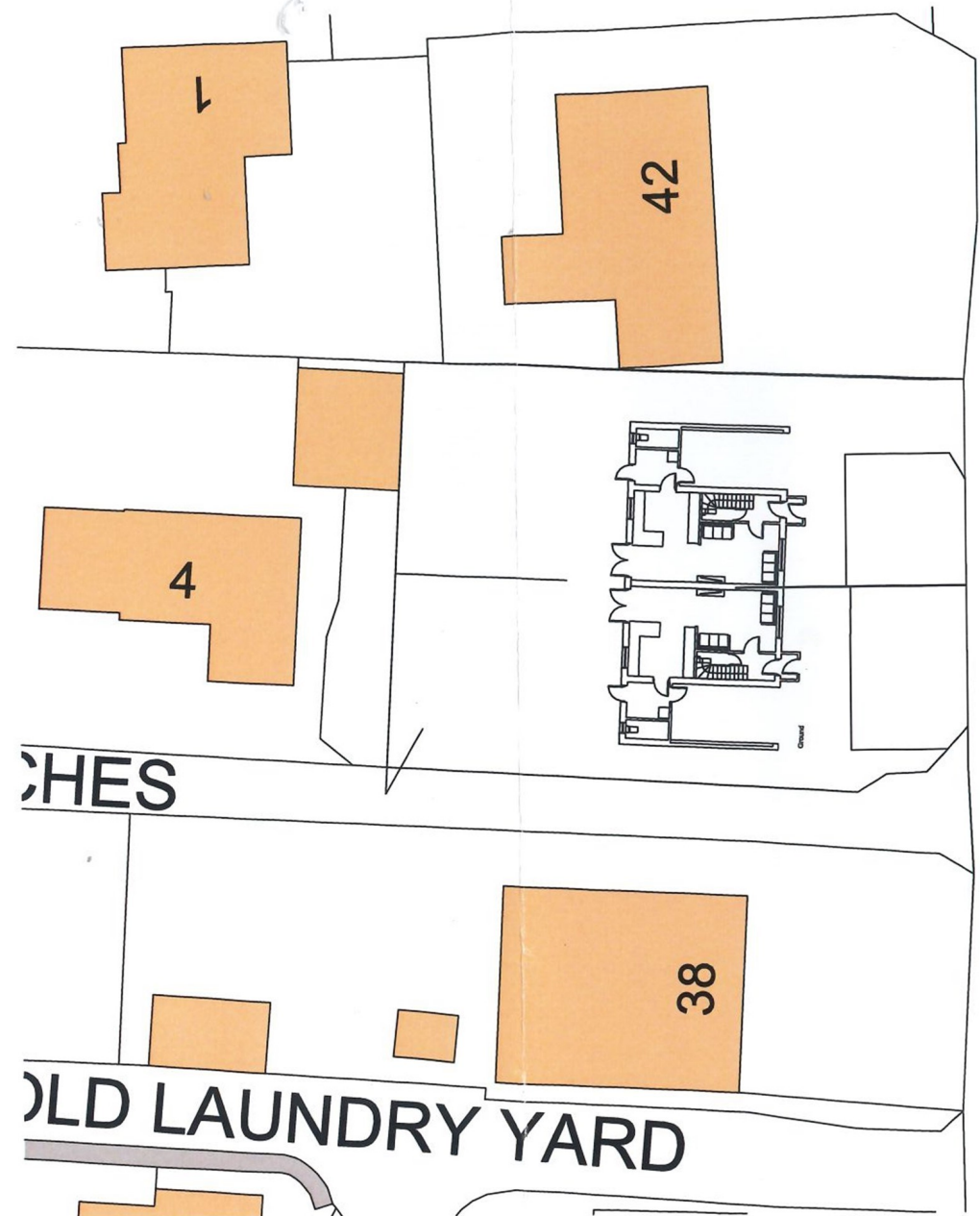
SCLP5.7 - Infill and Garden Development (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP7.2 - Parking Proposals and Standards (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

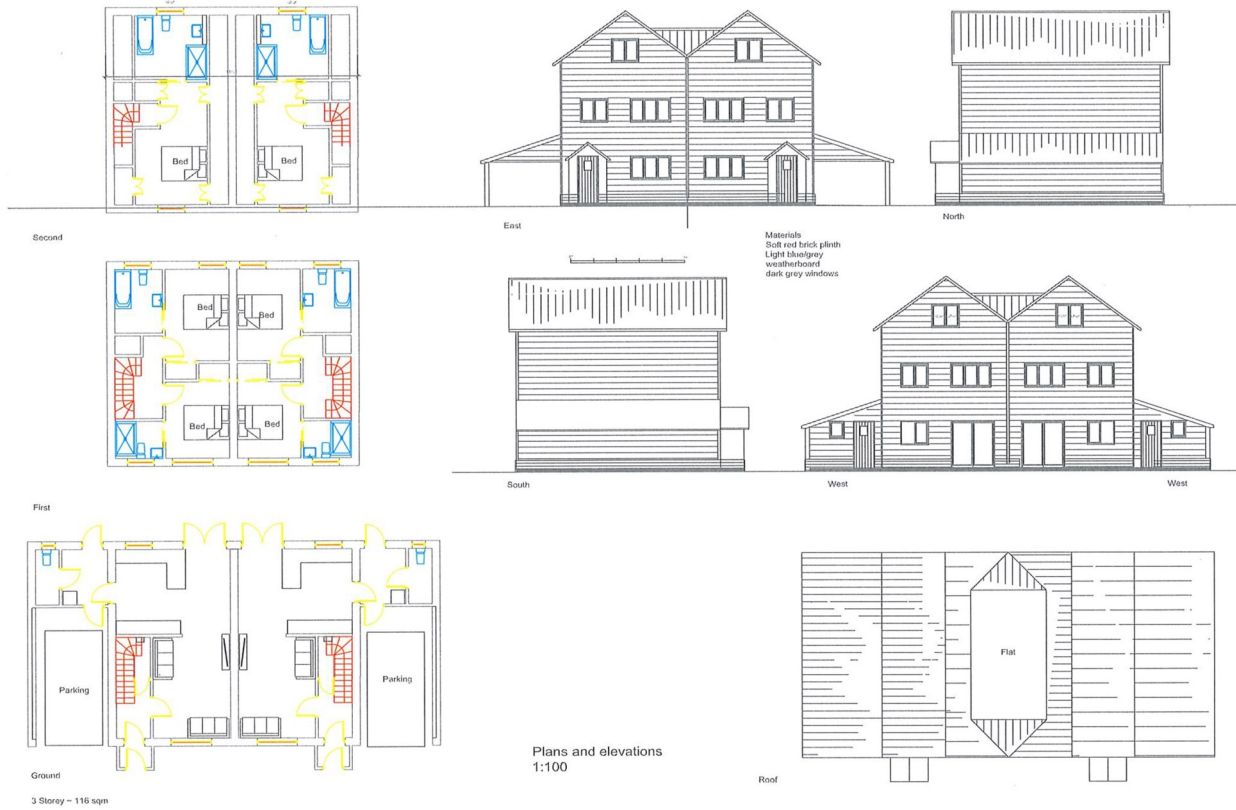
LEGAL ADDRESS East Suffolk House, Station Road, Melton, Woodbridge IP12 1RT

POSTAL ADDRESS Riverside, 4 Canning Road, Lowestoft NR33 0EQ

DC - PEFULZ v.1



Two new dwellings @ The Birches  
Leiston Road, Aldeburgh



Planning	
Project No.	2023
Top drawing no.	10
Site	GA 10
Block	A
Scale	1:500 / 1:200
Project	15/02
Drawn by	SAJ
Checked by	SAJ
Date	

**Brooks Architects Limited**

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