

GUIDE PRICE £150,000

3.45 ACRES OF LAND WITH MODERN BARN AT NEWBOURNE
WOODBIDGE, SUFFOLK, IP12 4NS

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SECLUDED PARCEL OF LAND WITH FUTURE POTENTIAL IPSWICH ROAD, NEWBOURNE, WOODBRIDGE, SUFFOLK, IP12 4NS

In all, approximately 3.45 acres (1.40 hectares)
Woodbridge Town Centre 6.5 miles, Ipswich Town Centre 7.0 miles Waldringfield 2.0 Miles

Description

This land at Newbourne lies to the West of the Village close to the picturesque country town of Woodbridge and the tidal estuary of the River Deben at Waldringfield. There is a lovely old village church, a renowned pub, the Fox Inn, and a small nature reserve, Newbourne Springs which backs onto the land with its fine walks. The land was formally agricultural land which has been planted with a wide variety of trees. The land is approached by wooden gates which lead to a long driveway. Built on the property is a modern tiled barn with twin double doors. The land slopes gently down towards the Newbourne Springs. Although the land is in agricultural use it may be suitable for alternative amenity uses subject to planning permission (If required).

Tenure and Possession

The property is available freehold with vacant possession on completion. The Agents reserve the right to invite best and final offers at their discretion.

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£150,000 (One hundred and fifty thousand pounds)



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