



## 1.56 ACRE RESIDENTIAL DEVELOPMENT OPPORTUNITY

**FOR SALE**

**GOYFIELD HOUSE  
39 MILL LANE  
FELIXSTOWE  
IP11 2NL**

- Regular shaped development plot
- Close to centre
- Predominantly residential location
- Coastal location
- Best bids by 26th March 2021 at 5pm



## LOCATION

The subject property is situated off Mill Lane, Flexistowe of which is approximately 0.7 miles north of the Promenade.

Flexistowe is a coastal town and is home to one of the UK's biggest Shipping Ports.

## DESCRIPTION

The Former Royal British Legion site spans over a 1.56 acre plot. The former Legion building (Goyfield House) is positioned fronting Mill Lane, towards the entrance of the site.

The site is a regular shaped flat site, which is prime for development. The site is screen to both sides by mature trees.

Viewings of the property will be given to the successful party to obtain quotes for demolition. No internal viewing will take place as part of the bidding process.

## ACCOMMODATION

Site area of 1.56 acres (0.63 hectares).

## SALE PRICE

Offers in excess of £1,000,000.

## VAT

VAT is not applicable.

## SERVICES

Mains services are available.

## EPC

An EPC has been commissioned but will not be provided as the property is to be a development site therefore will be demolished and exempt on these grounds.

## LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

## ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## VIEWING

Viewings of the building will not be undertaken due to its poor condition. Parties may view the site providing their register with Lamb and Swift before gaining access under foot.

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### Important Notice

Messrs Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.





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