



For Sale

THE SITE

Development Opportunity

2 ACRES (0.63 HECTARES)

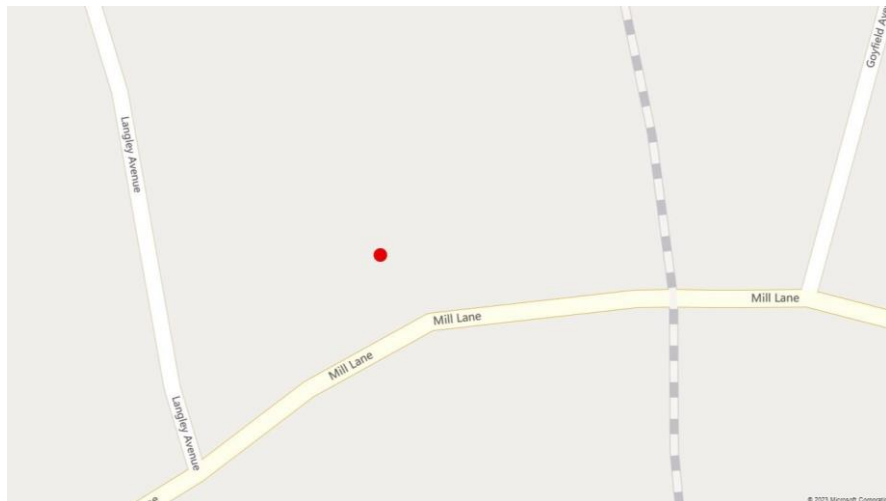
📍 GOYFIELD HOUSE, 39 MILL LANE, FELIXSTOWE, SUFFOLK, IP11 2NL

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Turner Westwell
Commercial Agents

KEY FEATURES

- Regular shaped development plot
- Close to centre
- Predominantly residential location
- Coastal location



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

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 screened 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.

SITE AREA

Description/Floor	Hectares	Acres
Site	0.63	2

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £19,250, with effect from 1st April 2023.

The 2023/2024 Business Rates Multiplier is 51.2 pence in the £ and the Small Business Rates Relief Multiplier is 49.9 pence in the £.

SALE PRICE

Offers Invited.

LEGAL COSTS

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

EPC

The property is exempt from EPC requirements

DECLARATION OF PERSONAL INTEREST

In accordance with Section 21 of the Estate Agents Act 1979, Turner Westwell Commercial Agents disclose that there is a personal interest from two of the Directors of the company in the subject property (Owners).

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

Adam Westwell | Joint Managing Director

BSc (HONS), MRICS | RICS Registered Valuer

 07799 644166  adam.westwell@turnerwestwell.co.uk

Daniel Westwell | Joint Managing Director

BSc (HONS), MRICS | RICS Registered Valuer

 07919 414752  daniel.westwell@turnerwestwell.co.uk



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TURNER WESTWELL LIMITED is an active Private Limited, registered at Companies House under the number 14763558. TURNER WESTWELL LIMITED was incorporated on 28 March 2023 with a registered office address based in Chorley.

