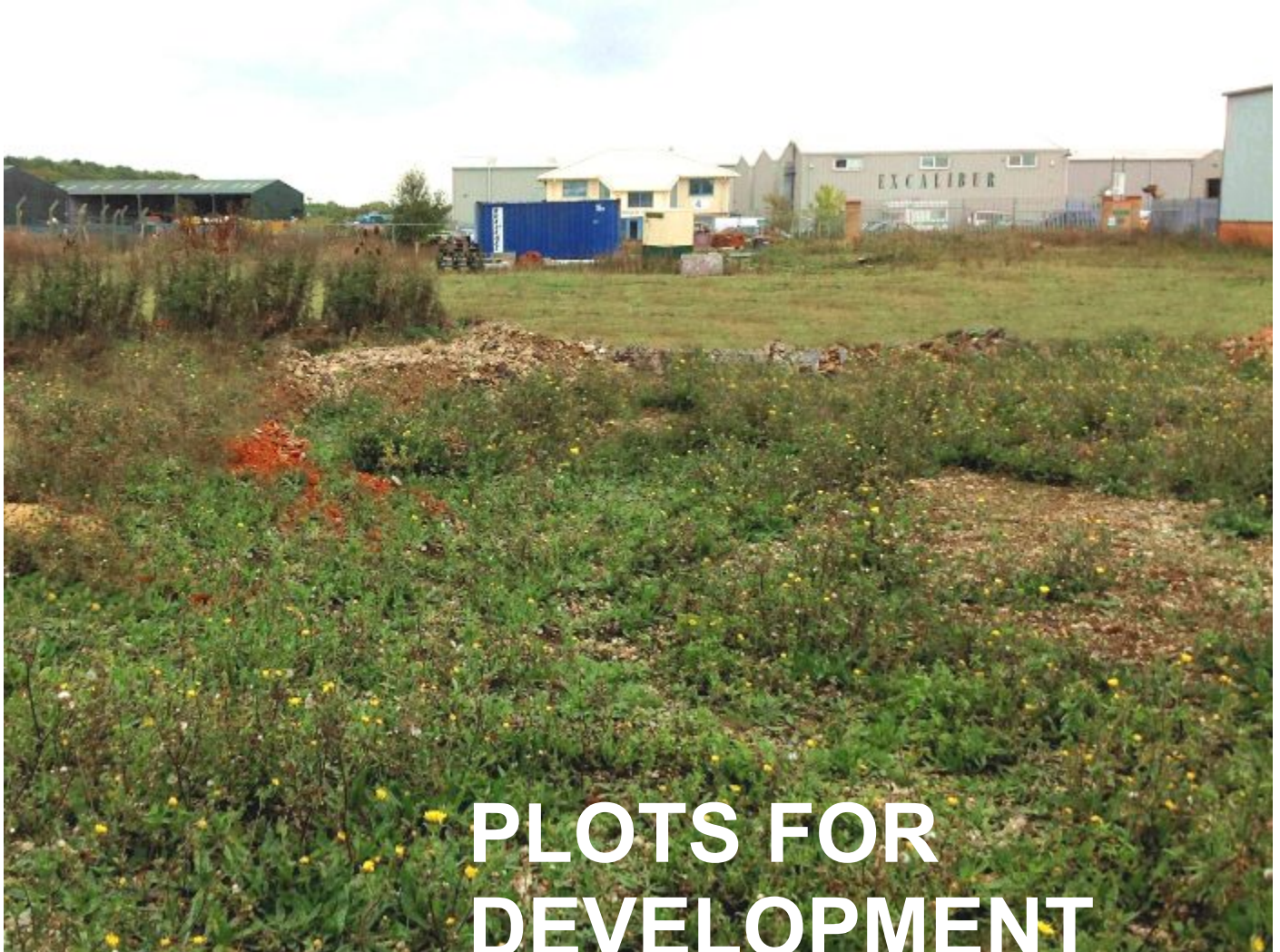


Tilia Court, Ellough, Anson Way, Beccles Business Park, Suffolk NR34



## PLOTS FOR DEVELOPMENT SOLD

### TILIA COURT, ELLOUGH

- Size (approximately): 0.72 acres (0.288 hectares)
- Regular-shaped Freehold Land suitable for warehousing and industrial use
- Established development
- Potential interest to developers and owner occupiers
- Available as a whole or in lots



**01603 722892**

### Tilia Court, Ellough, Anson Way, Beccles Business Park, Suffolk NR34

#### Location

Tilia Court industrial estate development consists of 15 semi-detached/ detached units with forecourt parking. It is situated to the south-east of Beccles, close to the Norfolk/Suffolk border, approximately 7 miles west of the port of Lowestoft. Norwich is 21 miles to the north-west and Ipswich is 48 miles to the south-west.

Beccles Business Park is an established location for manufacturing and distribution.

#### Description

The property comprises separate parcels of land which are size (approximately):

- Plot 11 – 1,070 M<sup>2</sup> (no PP)
  - Plot 12 – 600 M<sup>2</sup> (has PP)
  - Plot 6 – 410 M<sup>2</sup> (has PP)
  - Plot 7 – 328 M<sup>2</sup> (has PP)
- TOTAL – 2,408 M<sup>2</sup>

The land is level and regular in shape with road frontage to Tilia Court and Anson Way.

#### Tenure

The property is sold on a freehold basis with vacant possession.

#### Terms

The land is offered as follows:

- Plot 11 £85,000 (no PP)
- Plot 12 £50,000 (has PP)
- Plot 6 Under Offer (has PP)
- Plot 7 Under Offer (has PP)

#### Services

We understand that mains electricity, water and drainage are laid within the road adjacent to the land. Prospective parties should make their own enquiries of the relevant authority.

#### Viewing

The site boundary can be viewed from Anson Way at any time. For further information please contact us.



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#### Further information

Strictly by appointment with: Tilia Properties Limited  
 Contact: Nick Hovey, Telephone: 01603 722892 or E-mail: [develop@tiliaproPERTIES.co.uk](mailto:develop@tiliaproPERTIES.co.uk)  
 SUBJECT TO CONTRACT