



Fen Lane | Botesdale | IP22 1DP  
For Sale By Formal Tender £50,000

twgaze



# Fen Lane | Botesdale | IP22 1DP For Sale By Formal Tender £50,000

SALE BY FORMAL TENDER. Guide price: £50,000. TENDER DEADLINE midday on Wednesday 10th September 2025.

Static caravan sited on 0.55 acre plot (stm) with planning permission for year round occupancy, vehicular and pedestrian access. Mature plot with fruit trees. Unique opportunity. No chain. Legal pack & bidding form documents available upon request.

- SALE BY FORMAL TENDER: Guide Price £50,000
- Consent for all year round occupancy
- Mature 0.55 acre (stm) grounds (LR ref: SK171541)
- Rarely available 'off grid' living opportunity
- Pedestrian and vehicles rights leading to the land
- Caravan and garage require work.
- Water and electric supply. Private drainage.
- Legal pack available by request
- Tender deadline: Wednesday 10th September at 12 noon.



## Full Description

### Locations

The parcel of land is tucked away at the end of a grassy track/public footpath, found opposite Botesdale bowls club in Fen Lane. The attractive Suffolk village of Botesdale is a popular place to live, in part down to its aesthetics and range of useful day-to-day amenities including a health centre, fish and chip shop, Chinese takeaway and cafe. The village also has a primary school, a couple of public houses and is within close proximity of an East of England Coop supermarket, which is found in the adjoining





village of Rickinghall.

#### The property

A static caravan which has consent for all year round occupancy and connections to electricity and water. The caravan requires modernisation throughout but does have uPVC Double glazing and a pitched roof. The rarity of such a property being offered to market presents a great project opportunity for 'off grid' living or a weekend 'bolt hole'.

#### The Grounds

The curtilage extends to 0.55 ac comprising fruit trees and wild foliage. There is also garage (requiring some attention).

#### Services

Mains electricity and water are connected. private drainage system.

#### Viewings

By appointment with TW Gaze

#### Important agent note:

We draw buyers attention to the legal pack, which was produced in 2024 - due to this fact the legal searches have now expired.

We suggest interested parties seek conveyancing advice to ensure they are satisfied, prior to submitting an offer to the agent.

An amount of £278.00 has been requested as contribution towards the sellers legal pack / conveyancing cost.

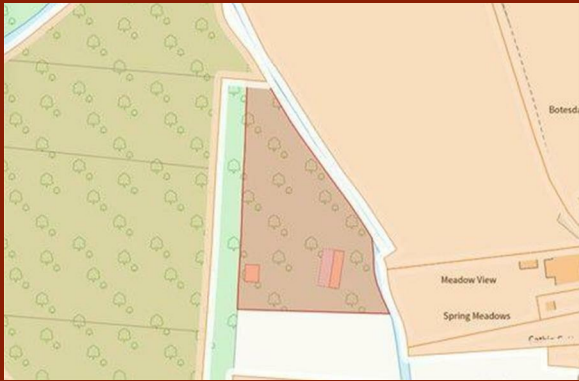
#### How to get there:

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#### Freehold

Ref: 2/19685





### Caravan, Fen Lane, Botesdale

Approx. 35.3 sq. metres (380.0 sq. feet)

Total area: approx. 35.3 sq. metres (380.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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