Whirledge & Nott

Land • Property • Development

Land: Ipswich

Guide Price £350,000

CHELMSFORD OFFICE

For further information or to arrange to view this property please call

01245 231123

LAND ADJACENT TO JUNCTION 51 OF THE A14, NEEDHAM MARKET, IPSWICH, SUFFOLK

Approximately 1.6 ha (3.8 acres) of land situated in a prominent location close to the A14 (east) suitable for a variety of commercial uses subject to planning.

DETAILS

The property comprises about 1.6 ha (3.8 acres) of land with an existing vehicular access from the Norwich Road. It includes a telecoms mast site which is let under lease to EE Limited & Hutchison 3G Limited for an initial 15 year term expiring on the 23 January 2032 at a current rent of £9,929.94 pa. A copy of the lease can be provided on request.

LOCATION

The site is situated about 8 miles north of Ipswich and about 2 miles southeast of Needham Market. It is located on the south east side of the A14 Beacon Hill Interchange and also borders the A140 and Norwich Road. The A14 directly links the site with the International Container Port of Felixstowe, which lies about 23 miles to the southeast and the national motorway

RICS®

network to the west providing access to the Midlands and North.

What3Words Reference: ///young,spurned.headboard

Nearest Postcode: IP6 8LH

TENURE

Freehold with vacant possession with the exception of an existing telecoms site.

METHOD OF SALE

The property is offered for sale as a whole by private treaty.

TOWN & COUNTRY PLANNING

The site is situated outside of the Green Belt and AONB and within a Flood Zone 1 (low risk).

We believe the site is suitable for a variety of uses subject to planning.

LOCAL AUTHORITY

Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX.

Tel: 0300 1234000

REGISTERED TITLE

The site forms part of HMLR Title SK305732.

RESTRICTIVE COVENANTS, EASEMENTS AND ROW

The property is sold subject to any easements, quasi easements, wayleaves, rights of way or obligations whether mentioned in these particulars or not.

SERVICES

Prospective purchasers must make their own enquiries as to the suitability and availability of services.

LEGAL

NOTICE

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

The property may be viewed with a set of these sales particulars during daylight hours.

ANTI MONEY LAUNDERING

The purchaser will be required to provide proof of identity and address prior to solicitors being instructed.

Whirledge &Nott

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The Lozenge, opposite Beacon Hill Services, Coddenham, Suffolk, IP6 8LP

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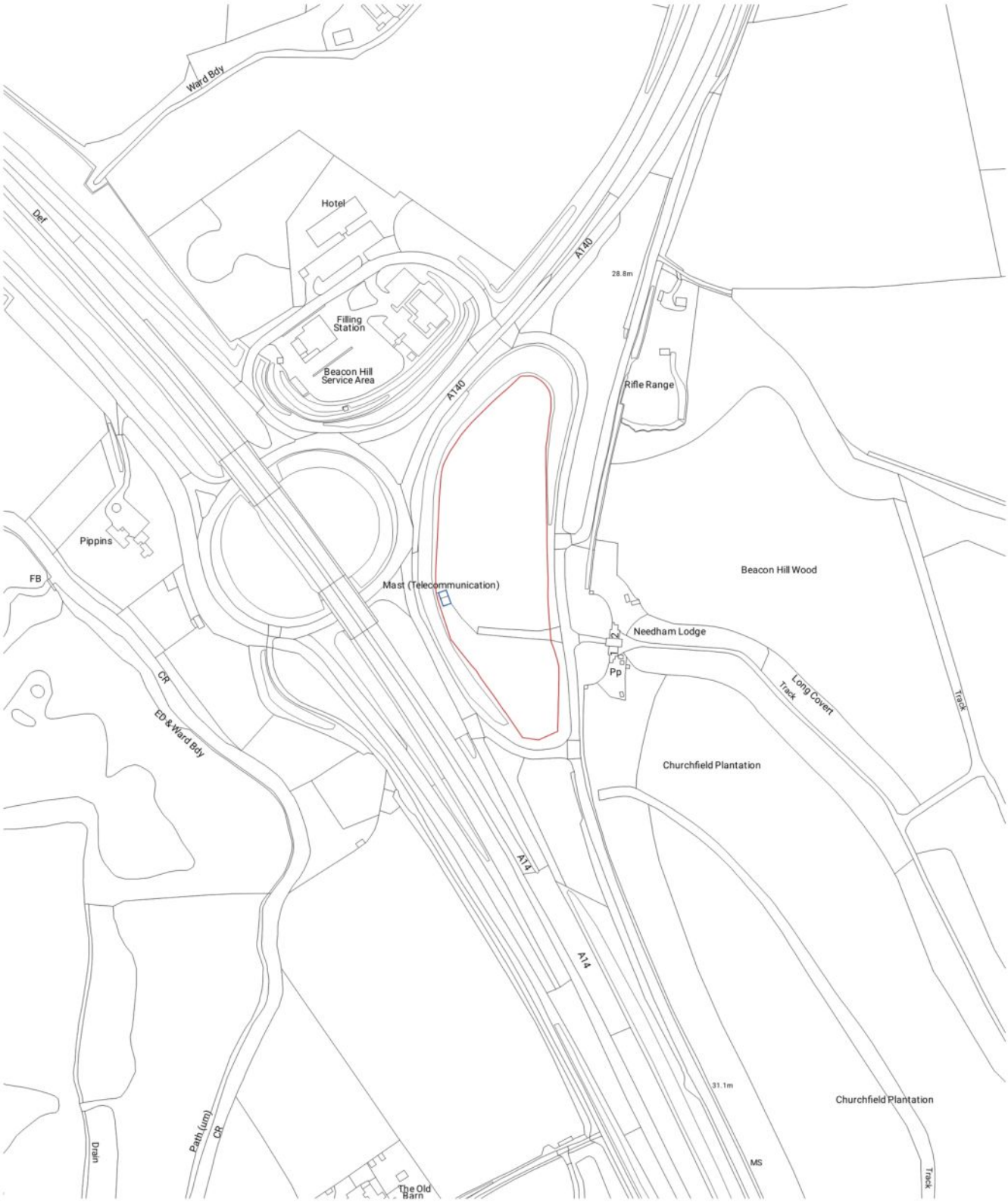

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Scale 1:2500 (at A3)

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