

# Commercial & Development List

Date: March 2019

*For full colour particulars of any of the properties, please telephone our office or send us an email.*



Saxmundham

Ref: P4404/J

## TO LET

*A modern industrial unit with office & mezzanine accommodation, located close to the centre of Saxmundham.*

*See page 2*

*Within this leaflet are brief details of Development opportunities and Commercial properties in the Suffolk area.*

*Full particulars of each are available on request.*

*The particulars and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed.*

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## Commercial Properties

### Aldeburgh - INVESTMENT OPPORTUNITY



A prime retail investment let to Jack Wills Ltd in the centre of the popular and highly regarded coastal town of Aldeburgh generating £23,500 per annum.

**GUIDE PRICE: £375,000 + VAT**

**Ref: P5932/J**

### Leiston



A vacant freehold commercial premises forming part of the established Masterlord Industrial Estate in Leiston.

**OIEO £200,000**

**Ref: P5744/J**

### Saxmundham



A ground floor retail unit or office premises located in a prime position along the High Street in the centre of the market town of Saxmundham.

**TO LET £7,000 PAX**

**Ref: P6072/J**

### Framlingham



A brand new office premises or business unit forming part of Hopkins Homes' Prospect Place development. Arranged over ground and first floors and extending to over 900 sq ft (85 sqm) with car parking facilities.

**TO LET £10,500 PAX**

**Ref: P5804/J**

### Aldringham, Nr Leiston



A former grain store benefitting from pp for change of use to a B1 Business Unit with office block and shower/WC facilities extending to approx 5,760 sq ft (535 sqm).

**TO LET £17,500 PAX**

**Ref: P5790/J**

### Stonham Aspal



An impressive office barn conversion, forming part of the established commercial trading estate of Lewis Farm in an accessible location in Stonham Aspal.

**TO LET £6,950 PAX**

**Ref: P6070/J**

# Commercial & Development Opportunities

## Saxmundham



Purpose built modern light industrial unit with parking. An approximate gross internal ground floor area of 800 sq ft (74.34m<sup>2</sup>) with additional mezzanine accommodation on the first floor. **Available from 1st April 2019.**  
**TO LET £5,750** **Ref: P4404/J**

## Leiston



Residential development site with the benefit of pp to create 6 flats and a house with car parking facilities, close to the town centre. 3 of the apartments will be new build whilst the remainder will be created from the conversion of the former mill. In all the site extends to over 0.25 acres (0.1 hectares).  
**GUIDE PRICE £200,000 SALE AGREED Ref: P6081/J**

## Kesgrave - Single Building Plot



A rare opportunity to acquire a building plot with the benefit of detailed planning permission for a 3/4 bedroom chalet style bungalow in in Kesgrave. Site extends to over 0.25 acres in all.

**GUIDE PRICE £150,000**

**Ref: P5997/J**

## Heveningham, Nr Halesworth



A dilapidated former barn with planning permission for a contemporary replacement dwelling on a site of nearly one third of an acre, and occupying a delightful rural location within the Parish of Heveningham.

**GUIDE PRICE £190,000**

**Ref: P5988/J**

## Saxmundham - For sale by Formal Tender



**For sale by formal tender by 12noon - Friday 12th April**  
A parcel of strategic amenity land extending to approximately 1.38 acres (0.56 hectares), that could be suitable for a variety of uses, subject to the necessary consents.

**GUIDE PRICE £25,000**

**Ref: P6089/J**

## Dennington - Single Building Plot



A building plot with planning permission for the demolition of the existing building & replacement with a single storey 2 bedroom dwelling.

**GUIDE PRICE £135,000**

**Ref: P6047/J**

# Development Opportunities

## Laxfield - Development Site



PP has been granted for the construction of four detached 3 bedroom bungalows with garages and good size gardens, adjoining open agricultural land. In all the site extends to approximately 0.76 acres (0.31 hectares).

**GUIDE PRICE £345,000**

**Ref: P6120/J**

## Peasenhall - Development Site



An impressive residential development site with outline pp for 4 open market dwellings on a site of nearly ¾ acre in a delightful rural location on the edge of Peasenhall.

**GUIDE PRICE: £397,500**

**Ref: P5942/J**

## Earl Soham



A commercial development site of approximately 0.94 acres (0.38 hectares) suitable for B1 (Business), B2 (General Industrial) and B8 (Warehouse) uses, subject to the necessary consents.

**GUIDE PRICE: £225,000**

**Ref: P5981/J**

## Worlingworth



Outline planning permission for the development of 26 dwellings inc the access road arrangements & public open spaces on a site extending to approx 3.75 acres (1.5 hectares).

**OIEO: £900,000**

**Ref:P5925/J**

## Walsham-Le-Willows



A residential development site with pp for up to 22 dwellings extending to 1.33 acres (0.54 hectares) forming part of the well regarded and accessible village of Walsham le Willows.

**OIEO: £750,000**

**Ref:C1430/F**

## Erwarton, Nr Ipswich



A rare & exciting opportunity to acquire a site with detailed planning permission for 9 open market dwellings.

**GUIDE PRICE: £850,000**

**SALE AGREED**