

Commercial & Development List

Date: June 2019

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



Ilketchall St Andrew

Ref: P5864/J

An impressive four bedroom barn conversion with potential for ancillary accommodation, together with an income producing business centre, in a rural location just to the north of Halesworth.

Guide Price £795,000

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

Saxmundham



A ground floor retail unit or office premises located along the High Street in the centre of Saxmundham.

TO LET £7,000 PAX
Ref: P6072/J

Aldeburgh



An office or retail unit arranged over ground and basement floors, set along the High Street close to the centre of the popular coastal town of Aldeburgh.

TO LET £10,000 PAX
Ref: P6172/J

Henley, Nr Ipswich



An impressive office unit, converted from a former barn, well located in Henley and just a short distance from Ipswich and the A14.

TO LET £10,200 PAX
Ref: P5583/J

Framlingham



A brand new office premises or business unit forming part of Hopkins' Homes Prospect Place development. Extending to over 900 sq ft (85 sq metres).

TO LET £10,500 PAX
Ref: P5804/J

Aldeburgh



A prime restaurant and retail units located centrally within the popular coastal town of Aldeburgh, set between the High Street and the Sea Front.

TO LET From £15,000 PAX
Ref: P6132/J

Bedfield, Nr Framlingham



A 4,000 sq ft agricultural building, that can be subdivided if required, offering business or storage uses, close to the centre of Bedfield.

TO LET £13,500 PAX
Ref: P6146/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.

TO LET £17,500 PAX
Ref: P5790/J

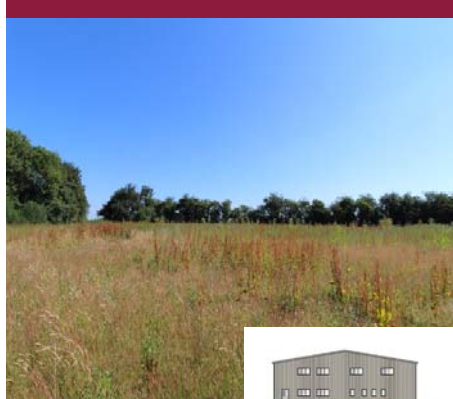
Leiston



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

OIEO £200,000 SSTC
Ref: P5744/J

Earl Soham



A commercial development site of approx 0.94 acres (0.38 hectares) suitable for B1, B2 & B8 uses, subject to consents.

Guide Price £225,000 SSTC
Ref: P5981/J

Commercial & Development Properties

Bramfield, Nr Halesworth



A prominent commercial premises, located on the A144, offering office, warehouse and production accommodation.

Guide Price £325,000
Ref: P6184/J

Aldeburgh - Investment Opportunity



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

Guide Price £375,000 + VAT
Ref: P5932/J

Kelsale-cum-Carlton



A building plot with planning permission for the erection of a detached three bedroom chalet style residential dwelling.

OIEO £100,000
Ref: P6161/B

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 £120,000
Ref: P6047/J

Bedfield, Nr Framlingham



A plot with planning permission for a two bedroom chalet style house within the village of Bedfield, near Debenham

Guide Price £125,000
Ref: P6195/C

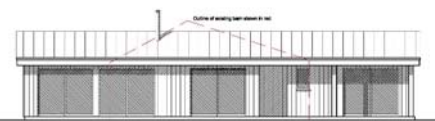
Kesgrave - Single Building Plot



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

Guide Price £150,000 SSTC
Ref: P5997/J

Heveningham, Nr Halesworth



Proposed South-West Elevation

A dilapidated former barn with planning permission for a contemporary replacement dwelling on a site of nearly one third of an acre.

OIEO £165,000
Ref: P5988/J

Aldeburgh, Heritage Coast



A parcel of strategic amenity land, extending to 7.75 acres & allocated for development within the local plan.

Formal Tender Fri 28th June at 12noon.
Guide £150,000
Ref: P6148/J

Middleton, Nr Saxmundham



A service plot with planning permission for contemporary detached dwelling, situated with walking distance of the village pub & 8 miles to Aldeburgh.

Guide £175,000 SSTC
Ref: P6188/J

Development Opportunities

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.

Guide Price £200,000 SSTC
Ref: P6081/J

Wingfield, Nr Diss



A rural development site on the outskirts of Wingfield with outline planning permission for three dwellings.

Guide Price £295,000
Ref: P6122/J

Syleham, Nr Diss



A Suffolk barn with planning permission to be converted to a single dwelling of approximately 2,600 sq ft, standing in delightful position.

Guide Price £295,000
Ref: C1210A

Laxfield



PP has been granted for four detached 3 bedroom bungalows on a site of approx. 0.76 acres (0.31 hectares).

Guide Price £345,000 SSTC
Ref: P6120/J

Peasenhall



An impressive residential development site with outline pp for 4 open market dwellings on a site of nearly 3/4 acre.

Guide Price £350,000
Ref: P5942/J

Fressingfield, Nr Harleston



Outline pp has been granted to provide a new access road and development of up to 28 residential dwellings, with all matters reserved, on a site of approx 3 acres (1.21 hectares).

OIEO £600,000
Ref: P6156/J

Rattlesden, Nr Stowmarket



An impressive residential development site with pp for 8 open market dwellings.

OIEO £650,000
Ref: P6126/J

Erwarton, Nr Ipswich



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

Guide Price £850,000 SSTC
Ref: P5951/J

Worlingworth, Nr Eye



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

OIEO: £900,000
Ref: P5925/J

For Sale by Auction

To be held at the

Ufford Park Hotel

(Deben Suite)

Yarmouth Road, Melton, Near Woodbridge, Suffolk
IP12 1QW

Wednesday 12th June 2019

at 6 pm

Charsfield



1.5 acres of grassland with a 96' x 46' pole barn, offering scope for a variety of uses.

Guide price £50,000

Ref: 6166/C

Playford



Former piggeries and redundant agricultural buildings set in 3.44 acres (1.44 ha) of permanent grassland and woodland, located to the north of Playford, nr Ipswich

Guide price £75,000

Ref: C1345/N

Pettaugh



On behalf of the Diocese of St Edmundsbury & Ipswich, two parcels of arable land extending to 9.91 acres (4.01 ha) situated in Pettaugh

Guide price £80,000

Ref: DG062(A)/B

Lakenheath



A building plot with planning permission for one detached dwelling located in the centre of the town of Lakenheath

Guide price £80,000

Ref: W162/H

Rishangles



On behalf of the Diocese of St Edmundsbury & Ipswich. A ring fenced parcel of grassland extending to 14.25 acres (5.77 ha) located off Beddingfield Road Rishangles, subject to a Farm Business Tenancy expiring 10/10/19

Guide price £120,000

Ref: DG067/B

Ubbeston



A dilapidated two bedroom period cottage, that now requires complete renovation or rebuilding (STP), occupying a generous plot and backing onto open farmland.

Guide price £125,000

Ref: P6154/J

Wrentham



A charming Victorian barn, with the benefit of planning permission for conversion to a two bedroom dwelling, on the edge of the village of Wrentham.

Guide price £125,000

Ref: 6171/J

Woodbridge



A semi-detached two bedroom 1950s house, that now requires complete refurbishment, occupying a corner plot offering scope to extend, STP, in an established and popular residential area close to Kyson Primary School

Guide price £180,000

Ref: 6162/J

Laxfield



Two modern agricultural buildings with Permitted Development to be converted to dwellings situated on the outskirts of Laxfield.

Guide price £250,000

Ref: 6153/C

Badingham



A parcel of grassland extending to 19.22 acres (7.78 ha) with barns situated in Badingham.

Guide price £250,000

Ref: W276/B