

# Commercial & Development List

Date: July 2019

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



Ilketshall St Andrew

Ref: P5864/J

*An impressive barn conversion together with a successful business centre generating an income of over £30,000 per annum, in a rural location 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

## Gosbeck, Nr Ipswich



A storage building and concrete bay, forming part of an established commercial site, in a rural location.

**TO LET £4,500 + VAT PAX**  
Ref: P5776/J

## 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

## Westthorpe, Nr Stowmarket



A range of secured flexible business or storage premises in Mid Suffolk conveniently situated between Stowmarket and Diss.

**TO LET**  
Ref: C1186 (A)/H

## 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 LET STR**  
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

## 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

## Debenham



A prominent and well located freehold commercial property, extending to approximately 1,725 square feet & occupying a site of nearly 0.2 acres.

**Guide Price £295,000**  
Ref: P6184/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 SSTC**  
**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**

## Ilkeshall St Andrew



An impressive barn conversion with a successful business centre generating an income of over £30,000 per annum, in a rural location north of Halesworth.

**Guide Price £795,000**  
**Ref: P5864/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**

## Bedfield, Nr Framlingham



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

**Guide Price £110,000**  
**Ref: P6195/C**

## 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**

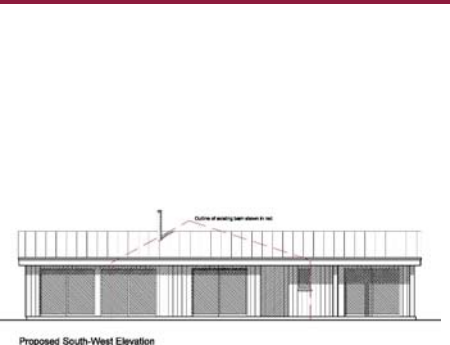
## Kesgrave - Single Building Plot



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



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 SSTC**  
**Ref: P5988/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**  
**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**

## Grundisburgh



A building plot set along a private drive with benefit of planning permission for a four bedroom detached house with separate garage looking over farmland.

**Guide Price £225,000**  
**Ref: P6206/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**

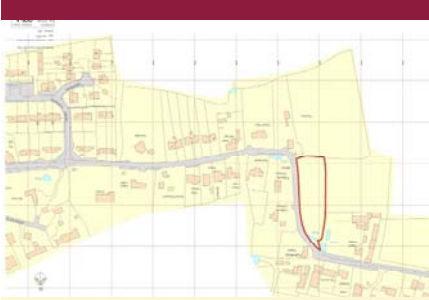
## Badwell Ash



Planning permission for the construction of two detached four bedroom family houses.

**Guide Price £295,000**  
**Ref: P5428/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 £600,000**  
**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).

**£850,000**  
**Ref: P5925/J**