

# Commercial & Development List

#### Date: October 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

#### 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

#### Earl Soham



An impressive, well presented office/business unit, with car parking and courtyard. Approx 1,139 sq ft (106 sqm) of accommodation.

£200,000 + VAT SSTC Ref: P6222/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

#### 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 - 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

#### Westhorpe, 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

#### 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

#### Bramfield, Nr Halesworth



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

Guide Price £325,000 SSTC Ref: P6184/J

## Commercial & Development Properties

### Ilketshall St Andrew - 1.25 acres





An impressive barn conversion with a successful business centre generating an income of over £30,000 per annum, Barn - Entrance lobby, sitting rm, dining rm & snug, kitchen/breakfast rm, utility, offices, shower rm & cloakrooms. Spacious master bedroom and guest bedroom, both with en-suite facilities, together with two mezzanine bedrooms. Integral workshop and garage. Veranda. Garages and stores. Landscaped gardens. Business Centre - comprising a range of 10 business units together with secure stores, portable cabin and open fronted storage bays.

Guide Price £795,000 Ref: P5864/J

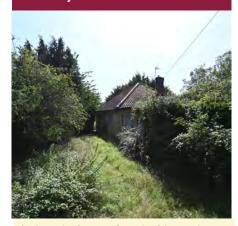
#### Wickham Market



A former office building with the benefit of planning permission for conversion Courtyard garden to the rear.

OIRO: £150,000 Ref: P5990/J

#### Hollesley



A three bedroom detached bungalow requiring renovation, situated in a rural location in grounds of just under half an acre. For Sale by Informal Tender.

Guide Price £225,000 Ref: P6116/C

#### Worlingworth



A modern agricultural barn with permitted development for conversion to a substantial contemporary dwelling approx 4,000 sq ft.

Guide Price £275,000 Ref: P6241/J

#### Badwell Ash



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

Guide Price £295,000 SSTC Ref: P5428/J

#### Mendlesham



An impressive, partly converted barn and stable block, with the benefit of pp to create a stunning four bed dwelling.

Guide Price £425,000 Ref: P6209/J

#### Cretingham



A Suffolk barn with permission to be converted to a dwelling, in a stunning location with extensive grounds of 8.75

Guide Price £495,000 Ref: P6268/C

#### Kelsale-cum-Carlton



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

OIEO £90,000 Ref: P6161/B

## Development Opportunities

#### Yoxford - Single BuildingPlot



A building plot with the benefit of planning permission for a charming two bedroom barn-style dwelling, that is well located for the Heritage Coast.

Guide Price £97,500 Ref: P6288/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

#### 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

#### Dennington-Single BuildingPlot



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

Guide Price £120,000 Ref: P6047/J

#### Wingfield, Nr Diss



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

Guide Price £295,000 Ref: P6122/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

#### 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 £150,000 SSTC Ref: P6188/J

#### North Lopham, Nr Diss



An impressive residential development site with planning permission for 7 open market dwellings, forming part of the well regarded village.

Guide Price £575,000 Ref: P6289/J



## Property Auction

Thursday 21st November At 6pm Ufford Park Hotel Melton, IP12 1QW

Catalogue now available











