

# 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.*

## Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU  
T: 01728 724200  
F: 01728 724667

*And The London Office*  
87 St James Street  
London SW1A 1PL

email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

# 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

## 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

## 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

## 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

## 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

## 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 acres.

**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 Building Plot



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**

## 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**

## 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**

## 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**

## 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**

## 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**

## 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**

## 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**



## Property Auction

Thursday 21st November

At 6pm

Ufford Park Hotel

Melton, IP12 1QW

**Catalogue now available**