# Commercial & Development List

# Clarke හි Simpson

### Date: November 2019

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



## Wilby

### Ref: P6274/C

A range of barns with permission to be converted to four dwellings, standing in a lovely rural position, 2.5 miles from Stradbroke.

Guide Price £485,000

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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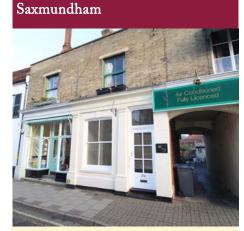
## Commercial Properties

### Friston





A range of former barns, that will be converted into high quality office premises with car parking and located between Aldeburgh and Saxmundham. **TO LET From £7,000 Per Annum Ref: P6281/J** 



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

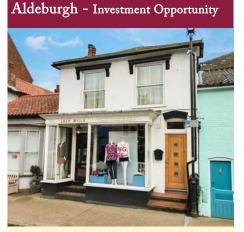
TO LET £7,000 PAX Ref: P6072/J

### 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



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

### 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** 

### 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

### Framlingham



Shop/office premises to let on a commercial lease situated close to the centre of Framlingham.

TO LET £295 PCM Ref: R1239/F

### 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

### Westhorpe, Nr Stowmarket



A range of secured flexible business or storage premises in Mid Suffolk conveniently situated between Stowmarket and Diss. **TO LET from £8,500 Ref: C1186 (A)/H** 

# Commercial & Development Properties

### Benhall



A business or industrial unit on a spacious site on the outskirts of Saxmundham.

TO LET £8,040 PAX Ref: P5838/J

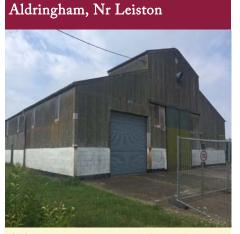
### Ilketshall St Andrew



An impressive barn conversion together with a successful business centre generating an income of over £30,000 per annum. Guide Price £795,000 Ref: P5864/J



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



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

### 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

# 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** 

### 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

### 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 SSTC Ref: P6116/C** 

### Wilby



A range of barns with permission to be converted to four dwellings, standing in a lovely rural position, 2.5 miles from Stradbroke. Guide Price £485,000 Ref: P6274/C

# Development Opportunities

### Kelsale-cum-Carlton



A building plot with planning permission for the erection of a detached three bedroom chalet style residential dwelling. OIEO £90,000 SSTC

Ref: P6161/B

### 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





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

### 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

### Fressingfield, Nr Harleston



Outline pp has been granted to provide a new access road and development of up to 28 residential dwellings, on a site of approx 3 acres (1.21 hectares). OIEO £600,000 Ref: P6156/J

### Dennington-Single BuildingPlot



building А 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

### Badwell Ash



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

Guide Price £295,000 SSTC Ref: P5428/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). Guide Price £850,000 Ref:P5925/J











