

# Commercial & Development List

Date: February 2020

*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 £449,000*

*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](mailto:email@clarkeandsimpson.co.uk)  
[www.clarkeandsimpson.co.uk](http://www.clarkeandsimpson.co.uk)



# 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

## 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

## Framlingham



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

**TO LET £295 PCM**  
Ref: R1239/F

## 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. Extending to over 900 sq ft (85 sq m). Available on either a rolling month licence arrangement at £200pcm (as seen) or **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



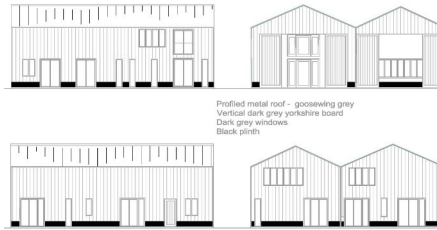
An impressive and well presented office premises or business unit, forming part of the popular Moat Park commercial development on the outskirts of Earl Soham and a short distance to the west of Framlingham. The accommodation extends to approximately 1,139 square feet (106 sqm) and currently comprises two offices, a meeting room, warehouse/store, kitchenette and WC/shower room. Courtyard and car parking facilities.

**£200,000 + VAT**  
Ref: P6222/J



# Commercial & Development Properties

## Worlingworth



A modern agricultural barn located in the centre of the village yet adjoining open agricultural land, with permitted development for conversion to a substantial contemporary dwelling of approximately 4,000 sq ft, and standing in grounds of over 3/4 acre.

**Guide Price £275,000 SSTC**

**Ref: P6241/J**

## Athelington, Nr Eye



A modern agricultural barn occupying a wonderful rural location and with grounds of approximately 5 acres, benefitting from prior approval for conversion to a four bedroom dwelling of nearly 3,000 square feet. With accommodation comprising entrance hall, open plan kitchen and dining room, sitting room, study, utility room and walk-in larder, together with master bedroom with en-suite bathroom and dressing room, three further double bedrooms and two further bathrooms. The barn occupies a site of approximately 5 acres, although a further 5 acres is available by separate negotiation.

**Guide Price £365,000**

**Ref: P6356/C**

## Wilby, Nr Stradbroke



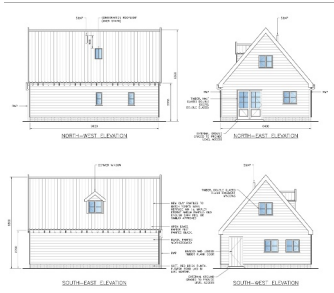
A range of barns with permission to be converted to four dwellings, standing in a lovely rural position, 2.5 miles from Stradbroke. Conversion of a range of listed Suffolk barns to four units offering accommodation of 2077 square feet, 2777 square feet, 1356 square feet and 1485 square feet. Grounds of just under one and a half acres with a further circa one acre available by negotiation.

**Guide Price £449,000**

**Ref: P6274/C**

# 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 SSTC**

**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



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**

## Wingfield, Nr Stradbroke



An exciting opportunity to acquire a building plot in the centre of the picturesque, rural village of Wingfield, with the benefit of outline planning permission for a five bedroom detached house.

**£165,000**

**Ref: P6355/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 SSTC**

**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 SSTC**

**Ref: P5925/J**