

# Commercial & Development List

Date: October 2021

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



Wickham Skeith

Ref: P6388/J

## LAST UNIT REMAINING - UNIT 2

A range of recently converted, high specification office units, close to the A140 and well located for Ipswich, Norwich and Bury St Edmunds. Unit 2 is approx 76 sqm (818 sq.ft.)

*To Let*

*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

## Wickham Skeith - close to A140



### LAST UNIT REMAINING - UNIT 2

A range of recently converted, high specification office units, close to the A140 and well located for Ipswich, Norwich and Bury St Edmunds. Unit 2 is approx 76 sqm (818 sq.ft.)

**TO LET £9,000 PAX**

**Ref: P6388/J**

## Westhorpe, Nr Stowmarket



A business or storage premises in Mid Suffolk, located in the popular village of Westhorpe.

**TO LET £10,000 PAX**

**Ref: C1186(A)**

## Friston



### Under construction - available 4th Quarter 2021

A range of former barns, that will be converted into high quality office premises between Aldeburgh and Saxmundham.

**TO LET from £7,000 PAX**

**Ref: P6281/J**

## Carlton



A modern workshop or warehouse unit, located in an established employment area, just to the north of Saxmundham.

**£10,000 PAX**

**Ref: P6560/J**

## Eye



### A range of business/storage units in a rural, yet accessible, location close to the A140 and Eye.

A range of secured flexible business/storage units forming part of Vine Farm, Eye situated in a rural, yet convenient location for the A140, just west of Eye. READY FOR IMMEDIATE OCCUPATION Available as a whole or individually.

**TO LET from £9,688 PAX**

**Ref: W391/A**



## For Sale by Online Auction

### Kesgrave



#### FOR SALE BY ONLINE AUCTION

An opportunity to acquire a small parcel of amenity land with potential for a variety of uses, subject to planning.

Guide Price £27,500

Ref: P6601/J

### Friston



#### FOR SALE BY ONLINE AUCTION

An opportunity to acquire a small parcel of strategic amenity land in the centre of the popular village of Friston, near Aldeburgh and the Heritage Coast.

Guide Price £25,000

Ref: P6669/J

## Commercial & Development Properties

### Aldeburgh



**An extremely prominent retail or office premises, set along the High Street and opposite the junction with Victoria Road in the heart of the popular coastal town of Aldeburgh.**

A well-presented lock-up ground floor retail or office unit, currently accessed via steps, with a front door opening into the bright and spacious room with large windows overlooking the High Street and Victoria Road opposite. At the rear is a storage area, with WC and kitchenette off, together with an ancillary storage area or changing facility.

**TO LET £16,000 PAX**

Ref: P5303/J



### Yoxford



**A mixed use investment opportunity with scope for redevelopment (stp) comprising two retail units and a two bedroom apartment, in the centre of the popular village of Yoxford.**

An owner-occupied retail unit arranged over ground and first floors. A ground floor café currently let and generating £7,500 per annum.. A first floor two bedroom apartment currently let generating £4,800 per annum. In all over 4,000 sq. ft. (372 sqm).

Off-road parking and gardens to the rear.

**FOR SALE £625,000 SSTC**

Ref: P6625/J



# Building Plots & Development Properties

## Owls Green, Dennington



A building plot with planning permission for the construction of a four bedroom dwelling, set within the hamlet of Owls Green, between Dennington and Laxfield. The dwelling will extend to approximately 1550 sq feet, comprising living room, kitchen/dining/family room and cloakroom on the ground floor. On the first floor will be four bedrooms, an en-suite shower room and family bathroom. There will be a driveway and parking to the front and a garden with patio to the rear.

**Guide Price £175,000**

**Ref: P6695/C**

## Little Stonham



**A prominent residential development site with planning permission to create four detached 4 bedroom dwellings with large gardens in the accessible village of Little Stonham.**

PP has been granted for the construction of 4 detached houses, together with garages and new vehicular accesses off Norwich Road on a site that extends to approx 1.23 acres (0.5 hectares). An additional 2.5 acres (1 hectare) is available by separate negotiation.

**OIEO £350,000**

**Ref: P6441/J**

## Bedfield, Nr Framlingham



**A residential development site with planning permission for 7 dwellings, in the centre of the rural village of Bedfield.**

Planning permission has been granted for the demolition of the buildings on site and erection of 7 new dwellings on a site that extends to approximately 0.86 acres (0.35 hectares) in all.

**£785,000**

**Ref: 6700/J**



# *For Sale Residential and Commercial Arable Farm*

Nr Debenham

**A residential and highly productive commercial arable farm located within the picturesque Deben Valley in Mid Suffolk.**

An impressive and substantial farmhouse extending to over 5,000 sq ft. Traditional agricultural buildings with potential for alternative uses. Good range of farm buildings to include 1,000 tonne grain store. More than 30,000 square feet of buildings in all.

Attractive detached three bedroom cottage. Approximately 828 acres (335 hectares) of arable land.

Approximately 22 acres (9 hectares) of grass/meadow land. Approximately 38 acres (15 hectares) of woodland.

Picturesque area of amenity land adjoining the River Deben with one acre lake. Good sporting potential. In all about 900.63 acres (364.42 hectares).

**Available as a whole or in up to eight lots, with a Guide Price £9,675,000 for the whole**



**Lot 1.** Farmhouse standing in 14.44 acres (5.85 Hectares) **£1,350,000**

**Lot 2.** Cottage standing in 0.26 acres (0.10 hectares) **£275,000**

**Lot 3.** 170.49 acres (68.96 hectares) of land at Ashfield Place Farm **£1,550,000**

**Lot 4.** 201.04 acres (81.36 hectares) of land at Bluebell Farm **£1,825,000**

**Lot 5.** 197.82 acres (80.04 hectares) of land at Thorpe Hall **£1,800,000**

**Lot 6.** 70.04 acres (28.34 hectares) of land at Church Farm **£650,000**

**Lot 7.** 58.12 acres (23.52 hectares) of land at Ashfield Lodge **£525,000**

**Lot 8.** 188.42 acres (76.25 hectares) of land at Monk Soham **£1,700,000**

Ref: C367(J)

# *Have you visited our Auction Centre?*

We hold the traditional weekly sale every Monday  
and regular specialised sales throughout the year!



Domestic and Rural Bygones and Collect-



Agricultural Machinery & Plant



Art Deco 20th Century Design &



The Monday Sale



Antiques & Fine Art



Valuations

Clarke & Simpson Auction Centre, Campsea Ashe,  
Nr Wickham Market, Suffolk IP13 0PS  
t: 01728 746323 [www.clarkeandsimpson.co.uk](http://www.clarkeandsimpson.co.uk)