

Commercial & Development List

Date: August 2022

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



Framlingham

Ref: P6884/J

A Grade II Listed retail or office premises in the centre of the historic market town of Framlingham.

*For Sale
£175,000*

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

Wickham Market



A former commercial bakery, on the outskirts of Wickham Market.

A former agricultural building, converted some years ago to accommodate a commercial bakery business and extending to approx 2,659 sq ft (247 sqm) of accommodation.

TO LET £17,500 PAX

Ref: P6743/J

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

Clopton



A useful storage building in a rural, yet accessible location just off the B1078 in Clopton.

A former agricultural building, approx. 4,000 sq ft (374 sqm) of accommodation, offering useful storage facilities. Parking & yard facilities if required and depending on use. Ready for immediate occupation.

LET STR

Ref: P6918/J

Easton



A storage premises in the farmyard at Woodlands Farm, Easton, close to the popular town of Framlingham.

Approximately 2,723 sq ft (253 sqm). Ready for immediate occupation.

TO LET £POA

Ref: Estates (SW/LC)

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 situated in a rural, yet convenient location Available as a whole or individually.

TO LET from £9,688 PAX

Ref: W391/A

Friston



Under construction - available mid 2023

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

Framlingham



An opportunity to rent a block of three stables and two paddocks measuring 3.57 acres (1.44 ha) within one mile of Framlingham.

Three stables, feed store, a potential tack room and two fenced paddocks totalling 3.57 acres.

LET STR

Ref: C700(B)/TN

Ipswich



A well located lock-up retail unit in a popular trading position along St Nicholas Street, between the town centre and waterfront in Ipswich.

Approx 270 sq ft (25 sqm) comprising a light and spacious retailing area together with WC to the rear.

To Let £7,000 PAX

Ref: P6932/J

Commercial & Development Opportunities

Aldeburgh



A prominent commercial building on the edge of Aldeburgh, with potential for a variety of uses, subject to planning permission. Approximately 7,425 sq ft (690 sqm) and now in need of renovation and suitable for a variety of alternative uses, subject to the necessary consents.

Guide Price £245,000 **S/A**

Ref: P6738/J

Saxmundham



A prominent freehold investment opportunity comprising three residential apartments let on AST's together with the reversionary interest of the ground floor retail units in the centre of the popular market town of Saxmundham.

Guide Price £290,000 **S/A**

Ref: P6916/J

Framlingham



A Grade II Listed retail or office premises in the centre of the historic market town of Framlingham.

A prominent retail or office premises in the centre of Framlingham, comprising retail or office area on the ground floor with kitchen and shower room to the rear, together with two further offices/stores on the first floor and a further storage area.

Guide Price £175,000

Ref:P6884/J



Building Plots & Development Properties

Linstead Parva



A modern barn situated within a farmstead with Class Q Permitted Development for conversion to a dwelling, standing in grounds of nearly 0.2 acres. Permitted Development to convert a modern barn to a contemporary detached single dwelling of approximately 2200 sq ft in grounds of 0.2 acres. To comprise entrance hall, open plan kitchen/dining room, living room, utility room, cloakroom, bedroom with en-suite, two further bedrooms and bathroom.

Guide Price £199,500

Ref: P6778/C

Little Glemham



A single storey Suffolk barn with planning permission for conversion to a single dwelling with grounds of nearly 1½ acres in all. **The Fold** A traditional, single storey Suffolk Barn with planning permission for conversion to an impressive single dwelling approaching 1,900 sq ft (176 m²) on a site of approximately 1.35 acres.

Guide Price £180,000

Ref: P6806/J

Little Glemham



A traditional range of Suffolk barns with planning permission for conversion to a single dwelling on a site of nearly 3 acres in all. **Pear Tree Barn** A traditional range of Suffolk Barns with planning permission for conversion to an impressive single dwelling of approximately 2,700 sq ft (254 m²) on a site of approximately 2.84 acres.

Guide Price £320,000 S/A

Ref: P6806/J

Building Plots & Development Properties

Leiston



A residential development site with planning permission for the creation of 7 dwellings comprising 4 conversions and 3 new dwellings on a site of nearly 1.5 acres in all, to the south of Leiston's town centre. Planning permission has been granted at Appeal for the erection of three houses and conversion of existing buildings to four houses, with a new shared access off Red House Lane on a site that extends to approximately 1.39 acres (0.56 hectares) in all.

Guide Price £850,000

P6902/J

Hacheston



A stunning rural building plot adjoining open agricultural land, with permission for a substantial, contemporary four/five bedroom house, on the edge of the village of Hacheston. A building plot extending to approximately 0.2 acres (0.08 hectares) with p.p for the erection of an impressive, contemporary designed dwelling of approx. 2790 sq ft (258sqm) offering ent hall, sitting room, open plan kitchen/dining/living room, study/bedroom 5, cloakroom, shower room and utility room on the ground floor. On the first floor there will be a master bedroom with balcony, dressing room, en-suite, guest bedroom with en-suite, two further double bedrooms and family bathroom, Generous driveway, detached three bay cart lodge and gardens.

Guide Price £350,000

P6781/J

Thornham Parva



A detached bungalow, on a site of nearly half an acre, that requires renovation and refurbishment close to the pretty rural village of Thornham Parva.

Guide Price £375,000

P6810/J

Framlingham



A rare opportunity to acquire a building plot with planning permission for a detached two bedroom bungalow on the edge of the highly regarded town of Framlingham.

Guide Price £169,500 S/A

P6830/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

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