

FOR SALE

FREEHOLD, MIXED
RESIDENTIAL & COMMERCIAL
DEVELOPMENT OPPORTUNITY

0.422 Acres
(0.171 Hectares)

LAND AND BARN AT
WOLVES FARM LANE
IPSWICH ROAD
HADLEIGH
IP7 6BH

OIEO £250,000 STC
(UNCONDITIONAL)

NP NICHOLAS
PERCIVAL
COMMERCIAL

- **UNIQUE FREEHOLD OPPORTUNITY**
- **PLANNING PERMISSION APPROVED FOR 2314 SQ. FT. MIXED COMMERCIAL AND RESIDENTIAL CONVERSION / EXTENSION**
- **0.422 ACRES / 0.171 HECTARES**
- **SUITABLE FOR ALTERNATIVE USES SUBJECT TO PLANNING**
- **PROMINENTLY SITUATED ALONG THE BUSY A1071**

LOCATION

Hadleigh is an attractive market town and civil parish in South Suffolk, with an estimated population of 8,253 (2011 census), situated next to the River Brett, close to the Essex/Suffolk border, between the larger towns of Ipswich (approximately 10 miles to the east) and Sudbury (12 miles to the west), Bury St Edmunds being located 21 miles to the north.

The estimated travel times (AA Route Planner) are as follows: - 21 minutes from Ipswich, 23 minutes from Sudbury, 29 minutes from Colchester and 40 minutes from Bury St Edmunds. Ipswich, being the County Town of Suffolk, benefits from excellent road communications to the Haven Ports and the Midlands via the A14 and to London and the South via the A12.

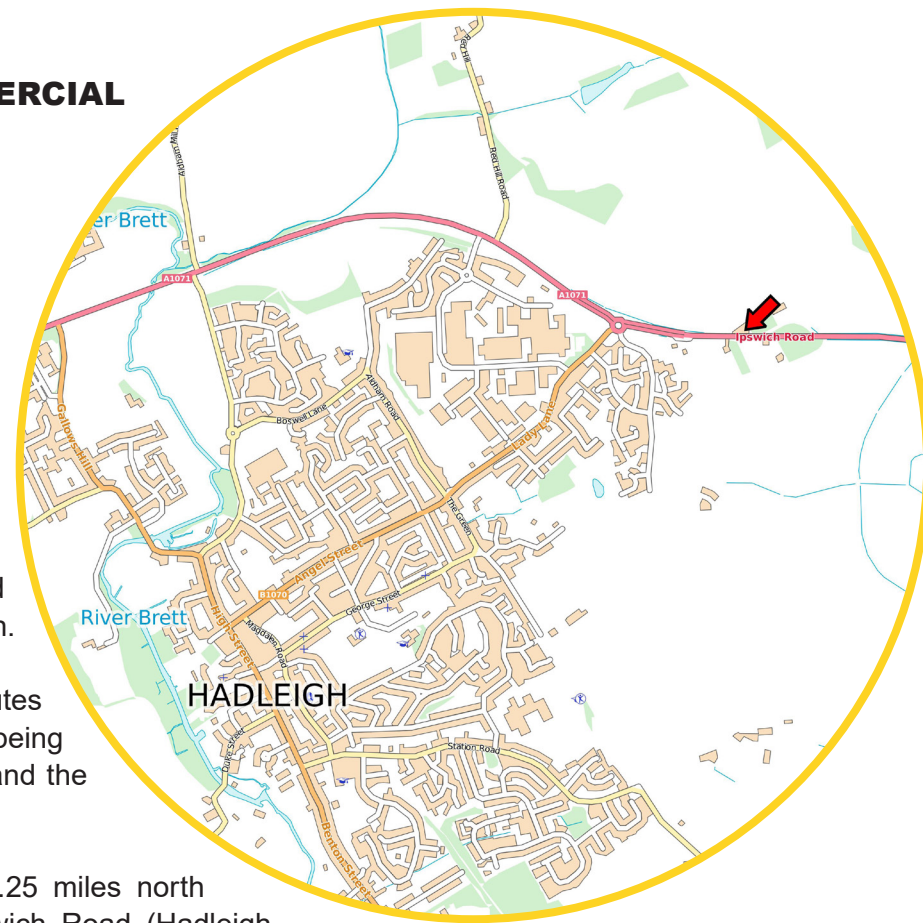
The property is located approximately 1.6 miles northeast of Hadleigh Town Centre and 0.25 miles north east of the B1071, situated at the junction of Wolves Farm Lane and the busy A1071 Ipswich Road (Hadleigh Bypass), directly opposite Letts Swim (swimming pool business). Wolves Farm Lane lies to the north-east of the site, with agricultural fields beyond. A small wood lies to the east of the site, with a residential care business beyond. The site is within close proximity to Lady Lane Industrial Estate and the large-scale Persimmon Homes residential development immediately to the southeast.

DESCRIPTION

The property comprises a redundant ex-agricultural workshop, prominently positioned along the busy Ipswich Road (A1071), constructed of blockwork walls to a height of approximately 3.45 metres, with steel trussed roof, clad in asbestos corrugated sheeting and accessed via metal sliding doors to front elevation with additional metal side pedestrian access to side. The property extends to a gross internal area (GIA) of approximately 2,100 square feet (195m²).

SITE

The site is irregular in shape, extending to approximately 0.422 acres (0.171 hectares) with excellent visibility and prominence to the A1071 Ipswich Road, measuring approximately 59.5m. Title Number SK184415. Our understanding of the freehold demise is outlined red on the plan shown overleaf.





PLANNING PERMISSION

The site is the subject of planning permission application reference **DC/21/01333** which has been approved, dated 28th May 2021, for the conversion and extension of the existing building into a flexible, contemporary, landmark building. The proposed development improves the sites form and character to create a mixed commercial and residential dwelling with on-site car parking, rear garden and installation of external sculpture.

The proposed mixed dwelling provides approximately 1,776 square feet of internal residential accommodation (excluding the proposed garage) and B1 office accommodation at first floor extending to approximately 538 square feet. A total floor area of approximately 2,314 sq ft.

The sculpture is to be constructed of Corten steel, which will weather and rust becoming a focal point.



LOCAL AUTHORITY

For alternative uses and further information on the planning application **DC/21/01333**, all interested parties are advised to seek their own independent professional advice and to contact the Babergh District Council planning department on 0300 1234 000.

SERVICES

The property previously benefited from electricity and water, although we are advised that these have been disconnected.

BUSINESS RATES

The property is not currently rated.

TERMS

Inviting offers in excess of £250,000 for the freehold interest on an unconditional basis, with the benefit of planning permission and full vacant possession.

VAT

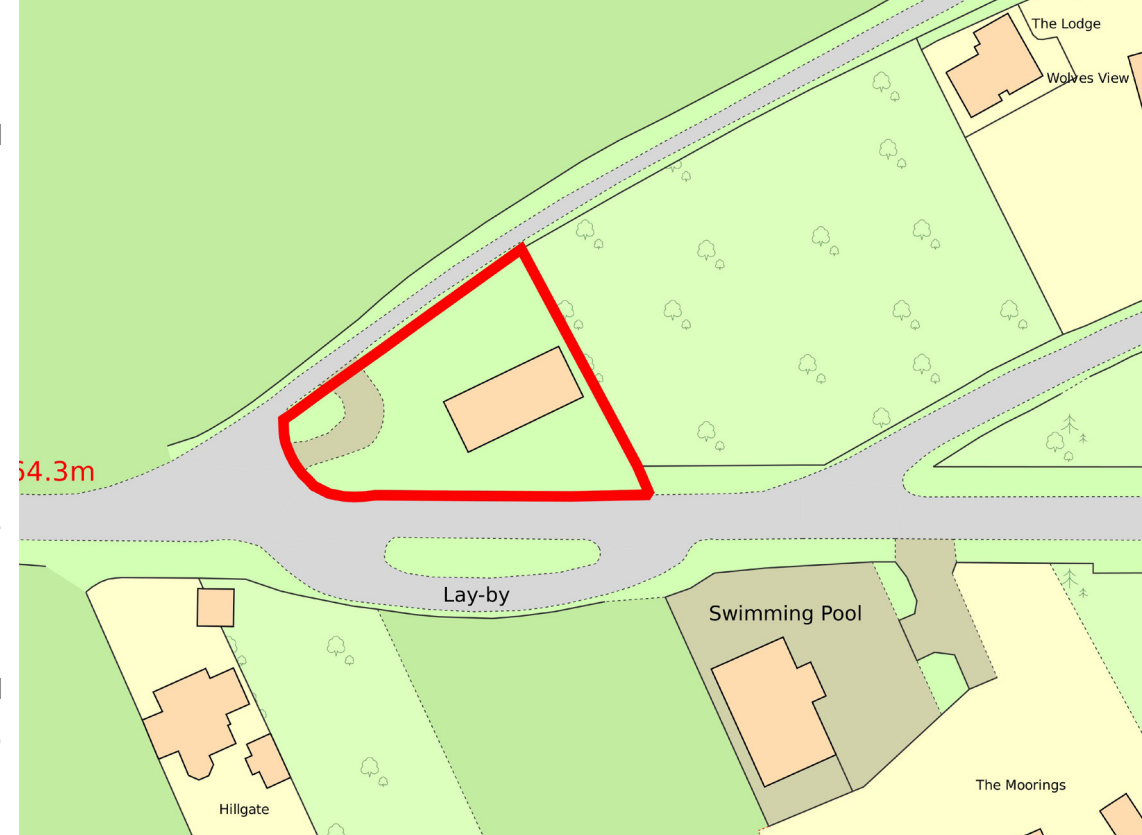
We understand that VAT will not be applicable to this transaction.

LEGAL COSTS

Each party is to be responsible for their own legal costs in relation to any transaction.

ANTI-MONEY LAUNDERING REGULATIONS

In order to comply with Anti-Money Laundering Regulations, Nicholas Percival Chartered Surveyors are required to formally verify prospective purchaser's identity, residence and source of funds, prior to instructing solicitors.



VIEWING

Strictly by prior appointment with the sole Agents, Nicholas Percival Chartered Surveyors.

For more information or to arrange a viewing please contact Thomas Noble.

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All prices and rentals quoted are exclusive of VAT if applicable.

Consumer Protection from Unfair Trading Regulations 2008 The Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars do not constitute, nor constitute any part of an offer or contract. (2) All statements contained in these particulars, as to this property, are made without responsibility on the part of the agents, or vendors or lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of the fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (4) No person in the employment of the agents has any authority to make or give away representation or warranty whatever in relation to this property. (5) We would stress that no warranty can be given for any of the services or equipment at the properties being offered for sale and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational.