

FOR SALE DEVELOPMENT SITE SUITABLE FOR CONSTRUCTION OF B1/B2 UNITS S.T.P.P.

APPROX 1.61 HECTARE (4 ACRES)



**Land Adjacent to Railway Crossing/Stratton Hall
Drift, Levington, Ipswich IP10 0LL**

- **Easy access to A14/A12**
- **Design & build opportunities for B1/B2 industrial units s.t.p.p.**
- **For sale freehold, price upon application**



Location

Ipswich is the administrative and county town of Suffolk and is one of the principal commercial and financial centres of East Anglia. The town lies approximately 70 miles north east of central London, 55 miles south east of Cambridge, 43 miles south of Norwich, and 18 miles north east of Colchester. Major roads in the area include the A12, which provides dual carriageway access to the A14, providing a principal link from the Port of Felixstowe (9 miles to the south east) to the East Midlands.

Situation

The site is situated close to the railway crossing/ Stratton Hall Drift on the edge of Levington Village on the old A145, approximately 7 miles from Ipswich with easy access both east and westbound on the A14, and close to Trimley St Mary and Trimley St Martin, less than 10 minutes from the Port of Felixstowe.

Description

The site comprises an area of former agricultural land which would be suitable for the development of B1/B2 industrial units subject to planning permission. The site is located opposite some existing industrial units and a builders yard, with very little residential development in the immediate area.

Accommodation

(all areas are approximate only and subject to survey)

Site Area	1.61 hectare	4 acres
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Planning

We would recommend that all interested parties contact Suffolk Coastal District Council on 01394 383789.

Business Rates

To be assessed once planning has been obtained.

For further information please contact Suffolk Coastal District Council on 01394 383789.

Services

We understand there are currently no mains services connected to the site. There is a water main pipe which goes across the middle of the site, which is owned by the Water Authority which supplies 6 cottages, Stratton Hall and Farm and the Marina. Further details upon request.

Terms & Tenure

Offers are being sought for the freehold interest of the site, price upon application.

Legal Costs

Each party to bear responsibility for their own legal costs incurred in this transaction.

Vat

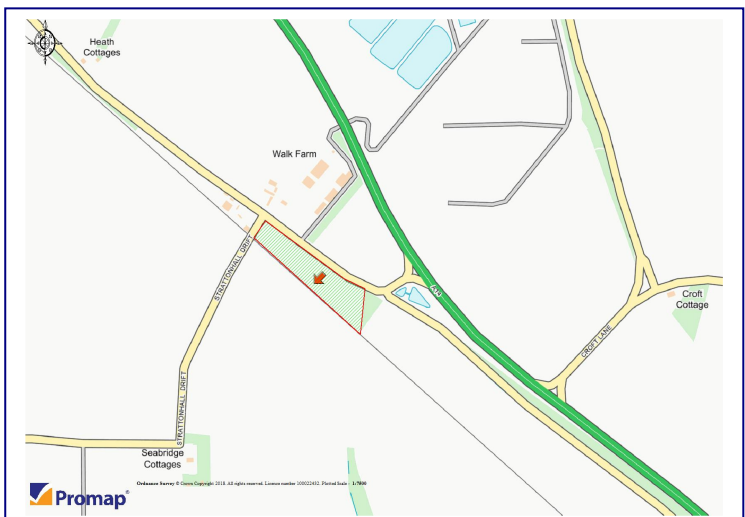
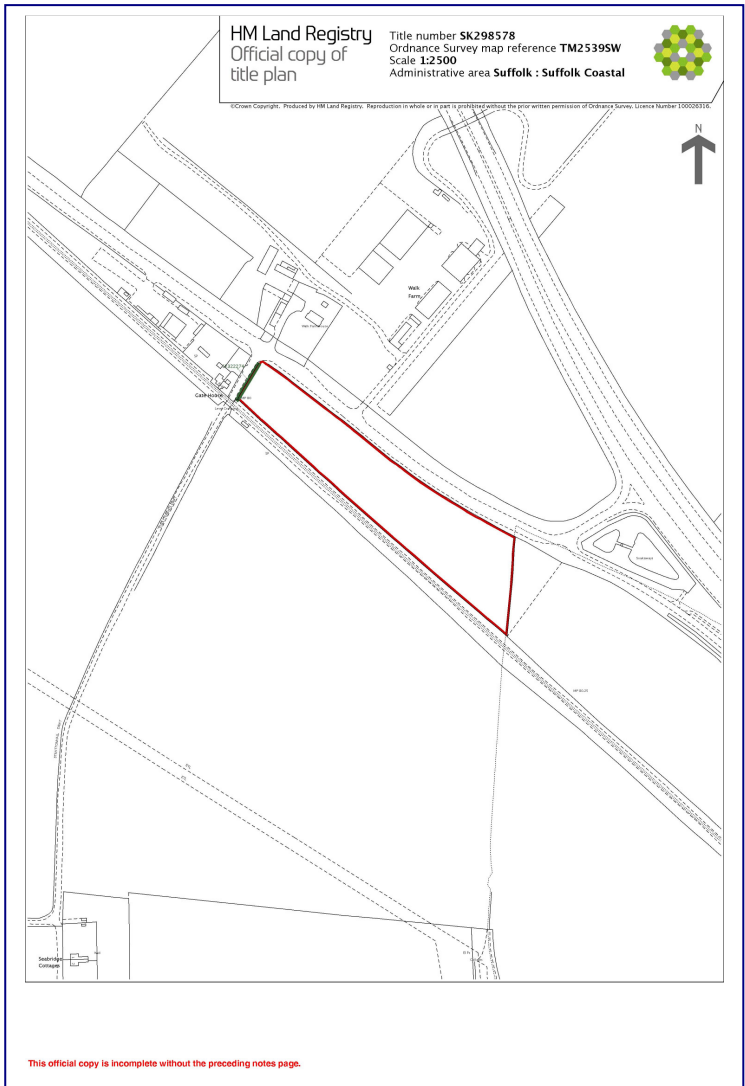
VAT is not payable under the Finance Act 1989.

Viewing

To view or for further information, please contact the sole agents:

Paul Keen at Penn Commercial,
Suite C Orwell House, Fox's Marina, The Strand,
Wherstead, Ipswich, Suffolk IP2 8NJ.
Tel: 01473 211933. Fax: 01473 682266.
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Subject to Contract



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