

SITE SUITABLE FOR CARE HOME

FOR SALE FREEHOLD / TO LET IN WHOLE OR PART

APPROX 3.01 ACRES (1.22 HECTARES)

Goldsmiths, Ufford, Woodbridge, IP13 6EL



Location

The site lies close to the centre of the village of Ufford, some 4 miles north of the historic town of Woodbridge, on the banks of the River Deben, and 12 miles to the north east of the county town of Ipswich. The market town of Framlingham is about 6 miles to the north west, Wickham Market is 2 miles to the north and the heritage coast at Orford is about 10 miles to the east.

There are rail connections at Campsea Ashe and Woodbridge, with regular connections to fast intercity services from Ipswich which take just over an hour to London's Liverpool Street. The A12 is within half a mile providing largely dual carriageway driving up to London and the South, with intersections with the A14 trunk route between the Port of Felixstowe to the east and Cambridge to the west.

Situation

The village enjoys a rural nature with an interesting mix of period and modern houses, two public houses, church and community hall/playing field.

Proposed Development

A new development of 34 houses is under construction, some of which front the main village street.

There is potential for a 60 bed care home with allocated car parking. The area is coloured pink on the site plan on page 1.

Accommodation

All dimensions and areas are approximate:

Site Area Approx. | 3.01 Acres | 1.22 Hectares

Business Rates

To be assessed, we would recommend that all interested parties make their own enquiries with Suffolk Coastal District Council on 01394 383789.

Services

We understand that all mains services will be available to the site, however we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these services for their own purposes.

Planning

The site has potential for a variety of uses. However we would recommend that all interested parties make their own enquiries with Suffolk Coastal District Council on 01394 383789.

Terms & Tenure

The site is available freehold or leasehold in whole or in part. Terms on application.

Legal Costs

Each party to bear their own legal costs.

Vat

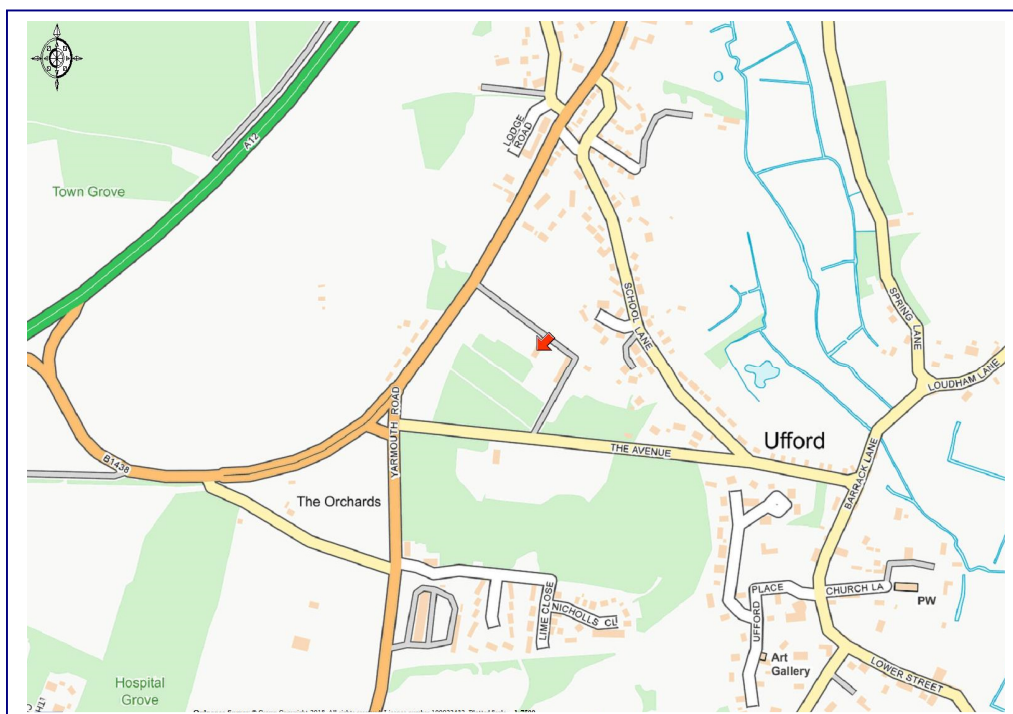
To be advised. All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

Viewing

To view or for further information, please contact:

Vanessa Penn at Penn Commercial,
Suite C Orwell House, Fox's Marina, The Strand,
Wherstead, Ipswich, Suffolk IP2 8NJ
Tel: 01473 211933. Fax: 01473 682266.
Email: vanessa@penncommercial.co.uk

Subject to Contract



NOTICES RELATING TO PROPERTY MISREPRESENTATION, PROPERTY MISDESCRIPTIONS & FINANCIAL SERVICES ACTS

Penn Commercial as agents for vendors/lessors of this property gives notices that: 1. The information contained within these particulars has been checked and is understood to be materially correct at the date of publication. 2. All descriptions, statements, dimensions, references to availabilities, conditions and permissions for use, and occupations of other details are given in good faith. However, they are made without responsibility, and should not be relied upon as representations of fact. Intending purchasers or tenants should by enquiry to this office satisfy themselves as to the correctness and availability in each case before arrangements are made to travel and view. 3. Unless otherwise stated, all prices, rents and other charges are quoted exclusive of value added tax (VAT). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect to any transaction. 4. All plant machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not however, been tested and, nor any person in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property. 7. Penn Commercial does not hold itself out as providing any legal financial or other advice. These particulars do not constitute advice and you should not rely on this material in making (or refraining from making) any decision to take (or refrain from taking) any action. 8. The information contained in these particulars is of a general nature and may not be applicable to your own specific circumstances. If you are in any doubt, please seek professional advice.