BROWNFIELD SITE WITH DEVELOPMENT POTENTIAL (STP)

240 WHERSTEAD ROAD | IPSWICH | SUFFOLK | IP2 8JZ

Guide £125,000 | About 0.62 acres

For Sale by Informal Tender

Offers to be submitted by 12 noon 21st January 2022

Nicholas Staton BSc (Hons) MRICS
Brown&Co Bury St Edmunds
01284 725715
burystedmunds@brown-co.com

BROWN&CO
Property and Business Consultants
brown-co.com

DESCRIPTION

The 0.62 acre site comprises a former commercial premises and area of hard standing with frontage and access onto Wherstead Road. The surrounding area comprises predominantly residential dwellings, in addition to the port of Ipswich. The southern boundary forms part of the Ipswich docks railway line.

LOCATION AND SITUATION

The site is located close to Ipswich Town Centre with good access off Wherstead Road and within close proximity to transport links and local amenities.

The A12 and A14 roads are approximately 1 mile away which provide access to London (A12) and the Midlands (A14). There are main line train services from Ipswich Railway Station (approx. 1 mile from site) direct to London Liverpool St (approx. 80 minutes travel time) and London Stratford for Crossrail.

SERVICES

We believe the property benefits from mains water and electricity connections; however, we have not undertaken any testing or investigations. Interested parties are advised to make their own enquiries.

Purchasers should rely on their own investigations to determine the location of any underground services at the site.

TOWN AND COUNTRY PLANNING

The site lies within the development envelope of Ipswich and has been recognised within the Ipswich One area action plan as being potentially suitable for the provision of 20- 27 residential units, subject to the necessary planning consents. Interested parties should make their own enquiries of the local authority.

METHOD OF SALE

The property is offered for Sale by informal tender. Offers should be made in writing and submitted to the vendors agent by 12 noon on 21st January 2022. Envelopes should be clearly marked “Wherstead Road Offer”, for the attention of Nicholas Staton. Offers made by email will be accepted and should be sent to nicholas.staton@brown-co.com. Unconditional offers should be made in pounds sterling and no reference should be made to other offers. The office should contain the following: -

1. Details of the purchases solicitor.
2. A letter of confirmation from a bank or financial advisor confirming that funds are available to exchange contracts in the required time scale.
3. Confirmation that main board approval has been given when necessary.
4. The vendors reserve the right not to accept the highest offer or any other offer received.

EXCHANGE OF CONTRACTS AND COMPLETION

Exchange of contract will take place 28 days after receipt by the Purchaser’s Solicitor of the draft contract. Completion will follow satisfaction of the internal and external Network Rail Consultations and Board approval. Please note that prior to the exchange of contracts the below has to be approved and consulted on.

The sale will be subject to: -

1. Subject to Contract.
2. Subject to Network Rail Board Approval
3. Subject to LC17 stakeholder consultation.
4. Subject to the conditions specified in the technical and business clearance certificates.
5. Subject to Network Rail Asset Protection Agreement for any proposed works.

WAYLEAVES EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing obligations and rights, including rights of way whether public or private, light, support, drainage, water, and electricity supplies and all of the rights, easements, quasi- easements, whether referred to in these Particulars or not.

The vendor shall reserve the full right and liberty to enter upon the property, within reasonable notice except in an emergency, with or without workmen, agents, and contractors for the purposes of examining, maintaining, repairing, renewing or reinstating any structures or infrastructures on their adjoining or neighbouring land which cannot be reasonably undertaken from within the vendors retained land.

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ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering

Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

VAT

The vendors have opted to tax the land being sold therefore it will be charged on the sale price.

USEFUL ADDRESSES

Ipswich Borough Council
Grafton House, 15- 17 Russell Rd, Ipswich, IP1 2DE
T: 01473432000

Suffolk County Council
Endeavour house, 8 Russell Rd, Ipswich, IP1 2BX
T: 0345 606 6067

VIEWINGS

Strictly by appointment with Brown and Co. Please contact:

Nicholas Staton BSc (Hons) MRICS
T: 01284 339 111
M: 07788 362 305
E: nicholas.staton@brown-co.com

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in December 2021. Brochure by wordperfectprint.com.

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