



**CARRIED  
LOSSES £15M**

**FOR SALE**

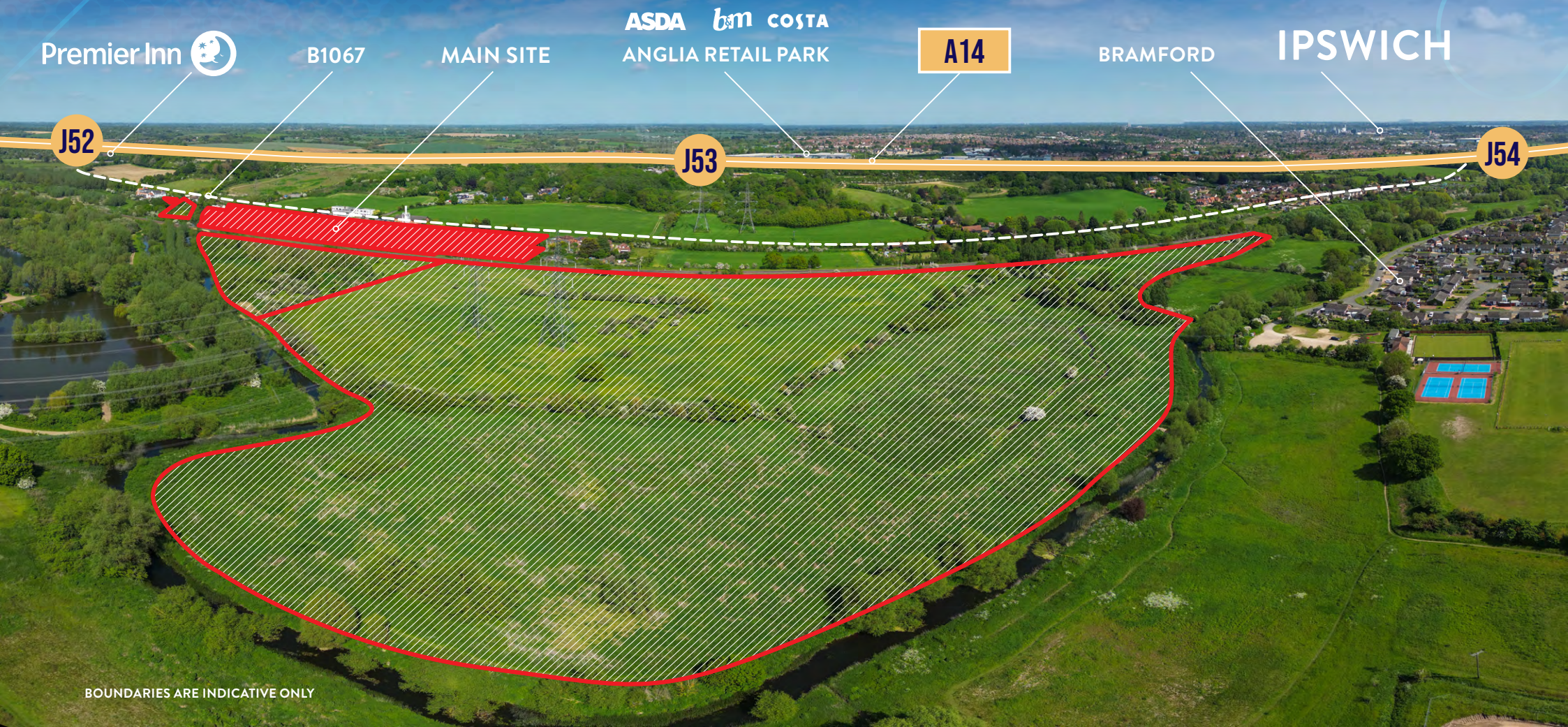
**PAPER MILL LANE ◦ BRAMFORD ◦ IPSWICH**

**DEVELOPMENT OPPORTUNITY FOR SALE**  
**62 ACRES**





# THE IDEAL LOCATION



Premier Inn

B1067

MAIN SITE

ASDA 6m COSTA  
ANGLIA RETAIL PARK

A14

BRAMFORD

IPSWICH

J52

J53

J54

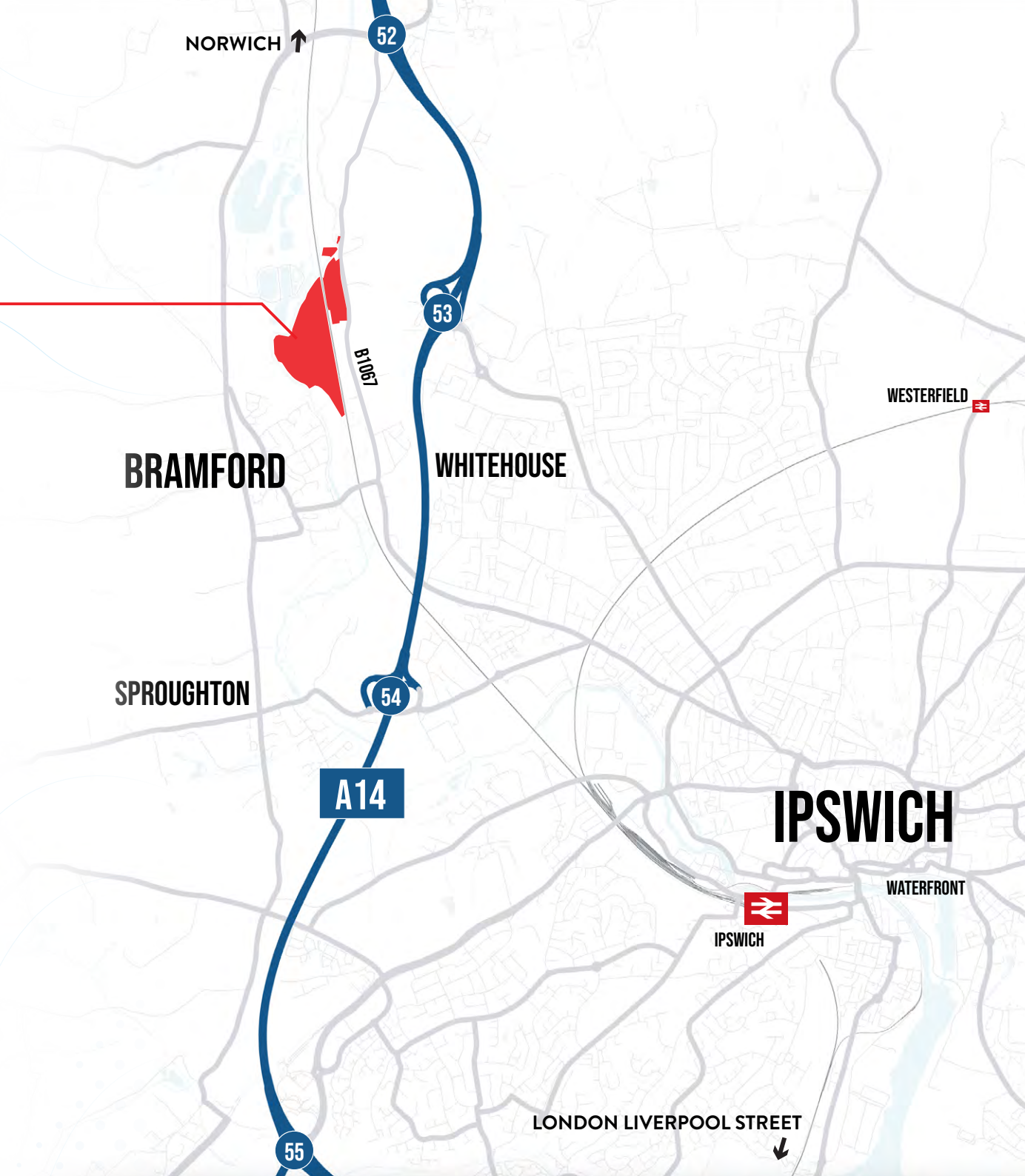
BOUNDARIES ARE INDICATIVE ONLY



# SITUATION

Bramford is situated to the north-west of Ipswich and immediately to the west of the A14, located between junctions 52 & 54.

The site was a former Fisons factory and surrounded by a range of employment and the village of Bramford to the south west. The main site is accessed off Paper Mill Lane, connected to the A14 at Junction 52. To the west lies further greenfield land that provides a buffer between the former factory site and the village of Bramford.



# DEMOGRAPHICS



8.3%

POPULATION INCREASED FOR THE EAST OF ENGLAND REGION, AS AT 2021 CENSUS, IN EXCESS OF 488,000 RESIDENTS. THE HIGHEST REGIONAL INCREASE IN ENGLAND



84.8%

OF IPSWICH'S POPULATION ARE WITHIN WORKING AGE, VS 78.5% UK AVERAGE



3.1%

UNEMPLOYMENT RATE IN IPSWICH, ONE OF THE LARGEST FALLS WITHIN THE EAST OF ENGLAND REGION, DOWN FROM 4.9%



£243,363

AVERAGE HOUSE PRICE (SOURCE ONS LOCAL STATISTICS)



45.4

YEARS- AVERAGE AGE

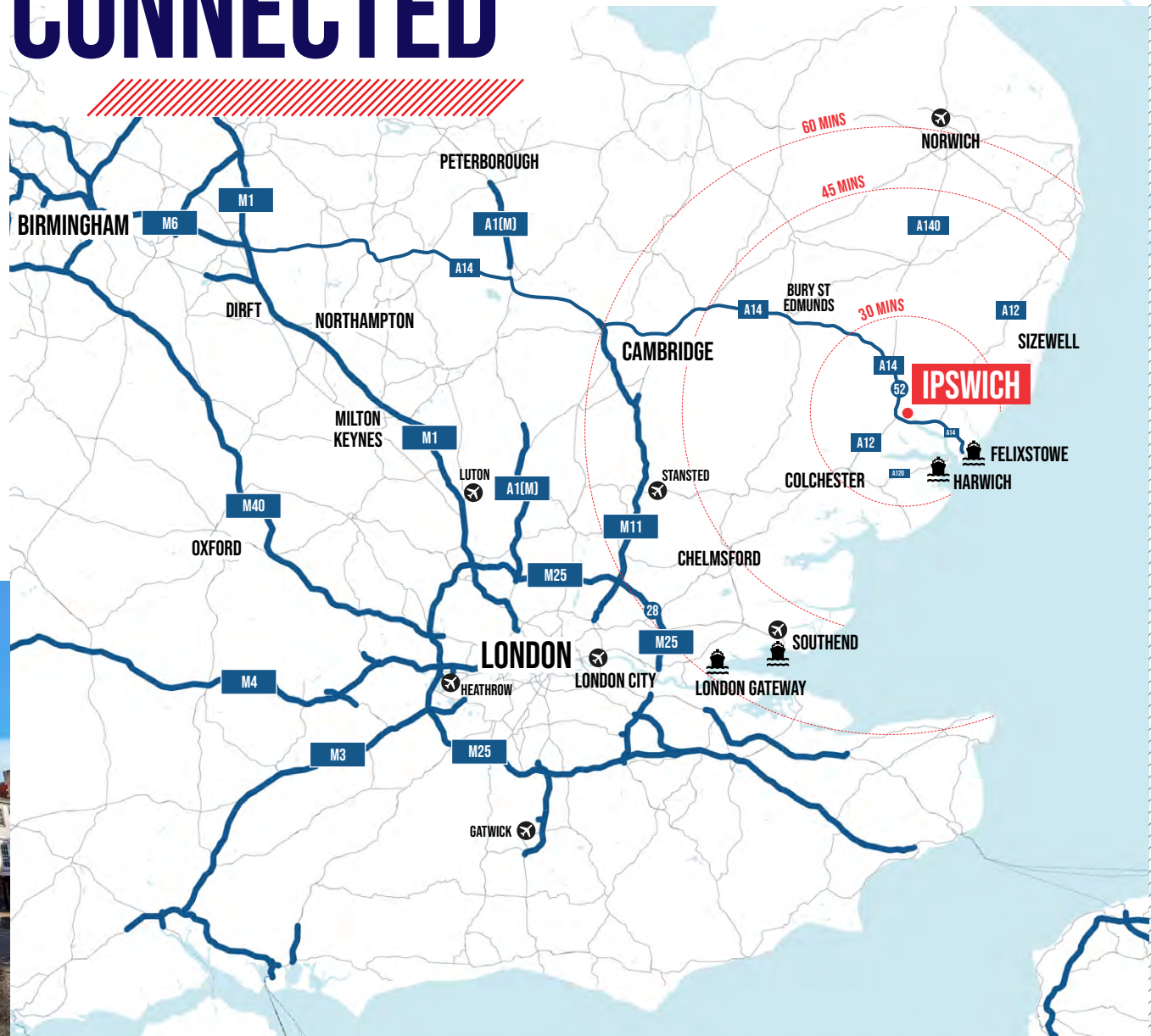


## LOCATION

Ipswich is the administrative and county town of Suffolk with a resident population of 140,000 and a retail catchment population of approximately 300,000. The town lies on the River Orwell, approximately 87 miles north east of central London, 51 miles south east of Cambridge, 41 miles south of Norwich, and 19 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 (18 miles to the south east) to the East Midlands.

# BETTER CONNECTED



Ipswich Marina



Town Centre



# ACRES OF SPACE

Approximate site areas are:

	Ha	Acres
Main Site	4.736	11.703
Land to west of Main Site (combined)	19.751	48.808
Land to north of Main Site (combined)	0.57	1.408

<b>TOTAL LAND AREA (Approximate)</b>	<b>25.057</b>	<b>61.919</b>
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## TENURE

The whole property is owned freehold. Land Registry Title SK266536, SK195406, SK237756, SK292068.





# PLANNING

Further to the Government's new National Planning Policy Framework, the Local Planning Authority are now proceeding with a Full Joint Local Plan Review. The Joint Local Development Scheme outlines the following timetable.

The formal stages of the Plan Review, which are subject to the detail arising from the provisions of the Levelling Up and Regeneration Act 2023 is programmed as follows:

- Scoping and participation stage, including minimum four-month notification of Plan March 2026 to July 2026.
- Plan visioning and strategy development including first public consultation August 2026 to March 2027.
- Evidence gathering and draft the Plan April 2027 to December 2027.
- Second public consultation, proposing changes and submission of the Plan January 2028 to June 2028.
- Examination of Plan including additional three months for Main Modifications July 2028 to March 2029.
- Adoption – April 2029

The site was subject to a former outline planning consent, comprising a hybrid application for residential development. Demolition of all other buildings on the Application Site and creation/erection of a total of 74 residential units. Modifications to Paper Mill Lane including provisions of new access to the Application Site and associated external areas including car parking, onsite access roads and footpaths, formal landscaped areas and natural landscaped areas. Outline Planning sought with all matters reserved (except for access) for 98 dwellings.

From brief discussions with the Local Planning Authority,

**the site lends itself towards a mixed use residential, commercial, community and leisure development. The area has strong links to renewable energy production / distribution that would be welcomed by the Local Authority.** It has been suggested that forms

of battery storage, solar energy production and that of hydrogen production would be supported, subject to a formal detailed application.

Interested parties are recommended to make their initial enquiries via the Sole Selling Agents.





## REMEDIAL WORKS

The former Fisons site is subject to further remedial works. The vendor has formerly appraised these works and is willing to carry out these works, as part of the contract for sale.

Further Information available upon request.

## TAX RELIEF

Papermill Lane Properties Ltd is a UK Registered (co. number 05046260) Company that was incorporated on 17th February 2004. The company is an SPV (special purpose vehicle) which was formed to purchase and develop the former Fisons site on Papermill Lane, Bramford.

In July 2018 the Directors completed a debt restructure agreement with the previous funders for the site resulting in the site being unencumbered. The nature of the debt restructure meant that the company was able to carry forward the historical losses to offset against any future taxable profits that the company

may make. Currently the carried forward losses are £15,377,757.

Given that the site is contaminated tax relief in the form of land remediation relief (LRR) will be able to be claimed at the appropriate rate for qualifying costs.

## VAT

The site is elected for VAT purposes and therefore VAT will apply to the sale of the land.

## BUSINESS RATES

We understand that the site has been de-listed from Valuation Office Agency and is not registered for Business Rates.

## PRICE

Offers are sought for the Freehold Interest of the whole site.

## STRUCTURE

The subject land is held as a sole asset within a SPV, Paper Mill Lane Properties Limited (Company No 05046260).

It is proposed that the Sale of the land will be by way of a sale of the company, Papermill Lane Properties Ltd. Interested parties are requested to make their enquiries with the vendor's Sole Selling Agents.

## ANTI MONEY LAUNDERING

Please note, all prospective purchasers will need to be verified for anti-money laundering purposes prior to a sale being agreed.

## FURTHER INFORMATION

Information relating to the former planning consent, remediation, land registry title etc will be made available to Identified Interested parties upon request. A data room will be set up to support this Information.





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