

## FOR SALE RESIDENTIAL DEVELOPMENT SITE Approx 0.06 hectares (0.16 acres)



### Island Site, Greyfriars Road, Ipswich IP1 1UP

- Previous planning consent for development of 14 apartments with parking
- May suit other uses (subject to planning)
- Within walking distance of the town centre
- For sale freehold, offers in excess of £400,000



## 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 and Description

This is an opportunity to acquire a site with previous planning for residential development with parking. The site is prominently located on Greyfriars Road immediately adjacent to the Cardinal Park Leisure Scheme on Grafton Way, and close to the town centre and Waterfront. Occupiers at Cardinal Park include: KFC, Cineworld, McDonalds, Unit 17 Nightclub, Ask Italian, Nandos, Starbucks, Frankie & Benny's, Harvester, Subway, Flux Freestyle, Chimi Changa, Golden Dragon and Punch & Judy.

## Accommodation (all areas are approximate only)

<b>Site Area</b>	<b>0.06 hectare</b>	<b>0.16 acre</b>
<b>Approx</b>		

## Planning

Outline Planning Permission was granted in 2004 for the erection of a two-storey building incorporating 14 two bedroom flats with 14 car parking spaces, reference IP/04/01004/OUT. The flats range in size from 61-81 sq m (656-871 sq ft).

The above planning consent has now expired, and we understand that if an application for a similar scheme was to be submitted, it is likely that the Local Authority would grant Planning Permission again.

Outline Planning Permission was also granted in 2004 for the erection of a new public house/restaurant including new vehicular access, reference IP/04/01005/OUT.



Copies are available from the agent's offices upon request. It is the responsibility of the proposed purchasers to fully satisfy themselves in this instance by contacting the Local Planning Authority on 01473 432000.

## Services

We understand that mains electricity and water 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.

## Method of Sale

The property is being sold by private treaty at offers in excess of £400,000 with full vacant possession for the freehold interest.

## Legal Costs

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

## Vat

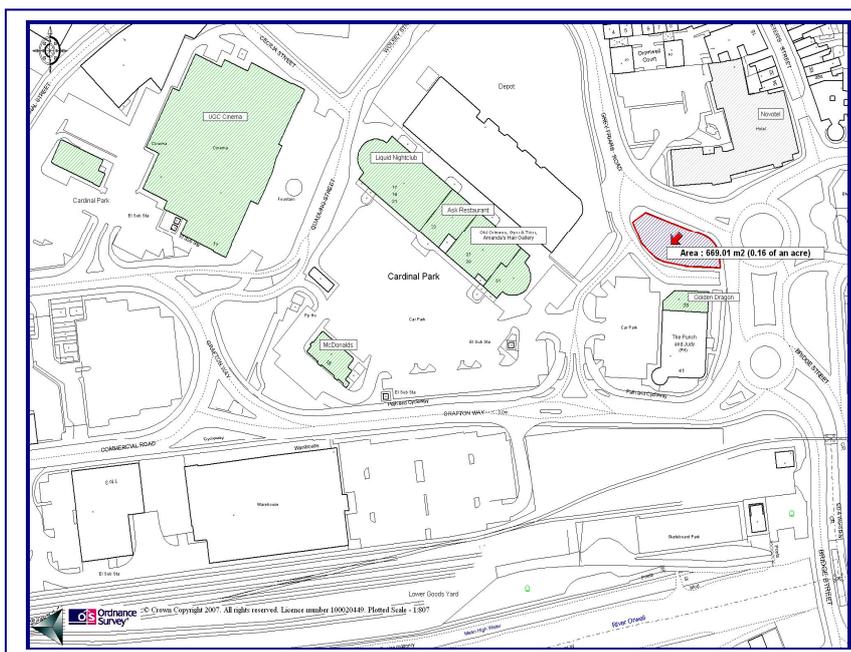
VAT is not applicable on the purchase price under the Finance Act 1989.

## 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.  
Email: [paul@penncommercial.co.uk](mailto:paul@penncommercial.co.uk)

## Subject to Contract



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