

FOR SALE: Allocated commercial land on new housing scheme.



Commercial Land, Candlet Road, Trelawny Place, Felixstowe, IP11 9QZ Approx. 0.65 acres (2,630 sq m)

- Centrally located on Persimmon Homes' new 560 home development which forms part of the Felixstowe Garden Neighbourhood.
- 2 minutes from the main A14, 5 minutes from the Port of Felixstowe
- Walking distance to the town centre, the local health centre, and the school
- Outline planning consent with no fixed use. Fully serviced.
- Indicative master plan suggesting two units (5,000 sq ft and 4,000 sq ft)
- For Sale Freehold at a price of £375,000 plus VAT
- Would suit a number of uses subject to planning.
- Adjacent new build residential properties are occupied
- Future developments may expand to up to 2,000 homes.

Location

Felixstowe is located approximately 10 miles south-east of Ipswich, the county town of Suffolk, and can be reached by car in around 20 minutes via the A14. The town is also just 15 miles from the A12/A14 Copdock interchange, which provides easy access to Colchester, Chelmsford, and London. The M25 motorway is approximately 85 miles to the south-west, and can be reached by car in around 1 hour and 45 minutes. Cambridge is located around 70 miles to the north-west, and can be reached by car in around 1 hour and 30 minutes.

Ipswich, the nearest large town, is the county town of Suffolk, with a population of approx. 140,000 people. Ipswich serves as an economic and administrative hub for the region, with its strategic location just 70 miles away from London and in close proximity to the M25, Midlands, Cambridge, and Felixstowe. The town hosts diverse industries, including manufacturing, retail, and services.

Situation

Trelawny Place, located on the outskirts of Felixstowe, is a significant ongoing development project that is set to bring approximately 560 new homes to the area. The development will offer a range of housing options, from 2 bedroom terraces to 5 bedroom detached homes, and the first phase is nearing completion. To facilitate access, Candlet Road has been expanded to incorporate a right-turn lane into the estate, alongside the installation of new pedestrian crossings. The project has also seen the construction of a cycleway and footpath, linking the estate to the nearby doctor's surgery on Beatrice Avenue. This development marks the first stage in a project that may expand to include up to 2,000 homes.

Description

The land is currently unsurfaced, though benefits from being fully serviced. We anticipate that three-phase electricity, mains water, drainage, high-speed internet, and gas will be available for connection. Access to the site is possible via the completed road network, which leads from Candlet Road through the occupied housing area, terminating in a hammerhead. A footpath running to the rear of the site provides additional access options.

Planning

The site presents a range of opportunities for development, suitable for a variety of uses including children's daycare, veterinary practices, dental surgeries, cafes, traditional retail, convenience stores, and more. Multiple occupiers could be accommodated in a neighbourhood parade format, with smaller start-up units offering services such as hairdressing, beauty, salon, physiotherapy, and other similar services. Interested parties should liaise with the vendor about potential uses in the first instance.

Services & Utilities

We understand that mains electricity and water are connected to the property. None of the services have been tested and it is the responsibility of the interested party to satisfy themselves as to their operation / condition, including IT infrastructure. The purchaser is responsible for all utilities.

Tenure

The site is available for sale freehold at a price of £375,000 plus VAT.

There may be an Estate Service Charge to contribute towards the maintenance of the site, road access, and privately managed services. Buildings insurance will be recharged separately.

Further details available upon request.



Accommodation (all areas are approximate)

Total	0.65 Acres	2,630 sq m
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Legal Costs

Each party to be responsible for their own legal costs.

VAT

We understand that the property is elected for VAT, therefore any prices, service charge, and costs/fees will attract VAT at the prevailing rate.

Viewing

Strictly by prior appointment, please contact us on:

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