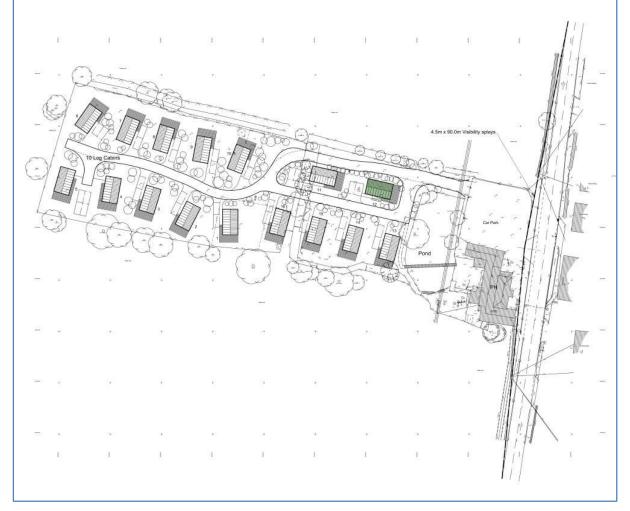


Development Site

Holiday Lodge Development Site Adjacent to The Magpie Pub on A140 Ipswich to Norwich



Holiday Lodge Development Site Adjacent to The Magpie Pub, Norwich Road, Little Stonham, Stowmarket, Suffolk IP14 5JT Total Area Approx. 0.84 hectares (2.1 acres)

- Holiday Lodge Site with existing consent for 16 lodges
- Site is adjacent to The Magpie Pub
- Possible further development opportunity s.t.p.p.
- For sale freehold offers in the region of £950,000







The property comprises a field behind and adjacent to a Grade II Listed public

house, The Magpie Inn, which is also For Sale separately. The property may be

We understand the property has planning consent for the development of

16 Holiday Lodges under reference 2357/16. All interested parties should

contact Babergh & Mid Suffolk District Council on 0300 123 4000.

Each party to be responsible for their own legal costs incurred in this

suitable for alternative uses or possible redevelopment subject to planning.

The site is well screened from the road and has a number of mature trees

Location

Stowmarket is a town in mid Suffolk with a resident population of 21,534, 13 miles north-west of Ipswich, 15 miles south-east of Bury St Edmunds, 42.5 miles east of Cambridge, and 38.2 miles south of Norwich. The A140 Ipswich to Norwich road provides fast access to the A14.

Stowmarket sits on the main Norwich to London Liverpool Street train line and has undergone large-scale development in recent years, including The Range's one million sq ft warehouse at Gateway 14 and large-scale housing developments to accommodate a growing population.

Situation

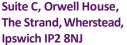
The property is situated in the historic village of Little Stonham, also known as Stonham Parva, adjacent to the main A140 Ipswich to Norwich trunk road, circa 3 miles east of Stowmarket, with a population of 399 in 2011. Local amenities can be found in Stowmarket, together with farmshops in Stonham Aspal and Creeting St Mary. The leisure and shopping village of Stonham Barns is within 2.3 miles at Stonham Aspal.

Accommodation (all areas are approximate)



Viewing

Strictly by prior appointment with sole agents Penn Commercial on:





on 0300 123 4000. Price & Tenure

The property is available for sale freehold at offers in the region of £950,000 with full vacant possession.

All interested parties should contact Babergh & Mid Suffolk District Council

VAT

To be confirmed.

Description

surrounding it.

Planning

Legal Costs

Business Rates

Rateable Value to be assessed.

transaction.

Services & Service Charge

We understand that no mains services are connected to the property. It is the responsibility of the proposed purchaser to make their own enquiries regarding the services.

vanessa@penncommercial.co.uk penncommercial.co.uk

DTICES RELATING TO PROPERTY MISREPRESENTATION, PROPERTY MISDESCRIPTIONS & FINANCIAL SERVICES ACIS nn Commercial as agents for vendors/lessors of this property gives notices that: 1. The information contained within exprision, statements, dimensions, references to availabilities, conditions and permissions for use, and occupati as representations of fact. Intending purchasers or tenants should by en erwise stated, all prices, rents and other charges are quoted exclusive of y . 4. All plant machinery, equipment, services and fixtures and fittings referr isfy themselves as to the, corre Any intending purchasers or to were present at the date

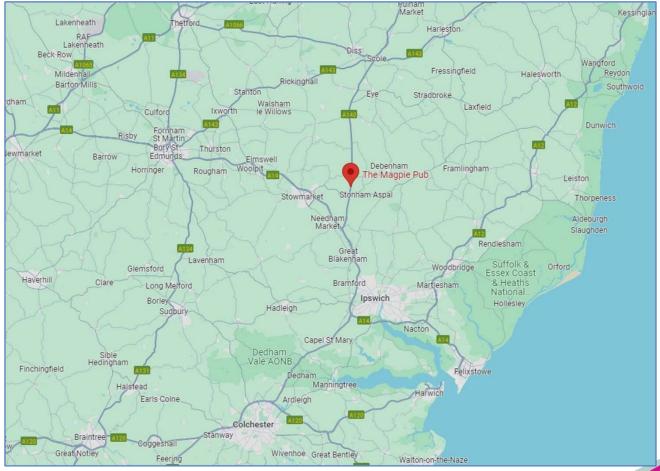
any authority to make or give, any representation or warra as providing any legal financial or other advice. These parti ion to this pro











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