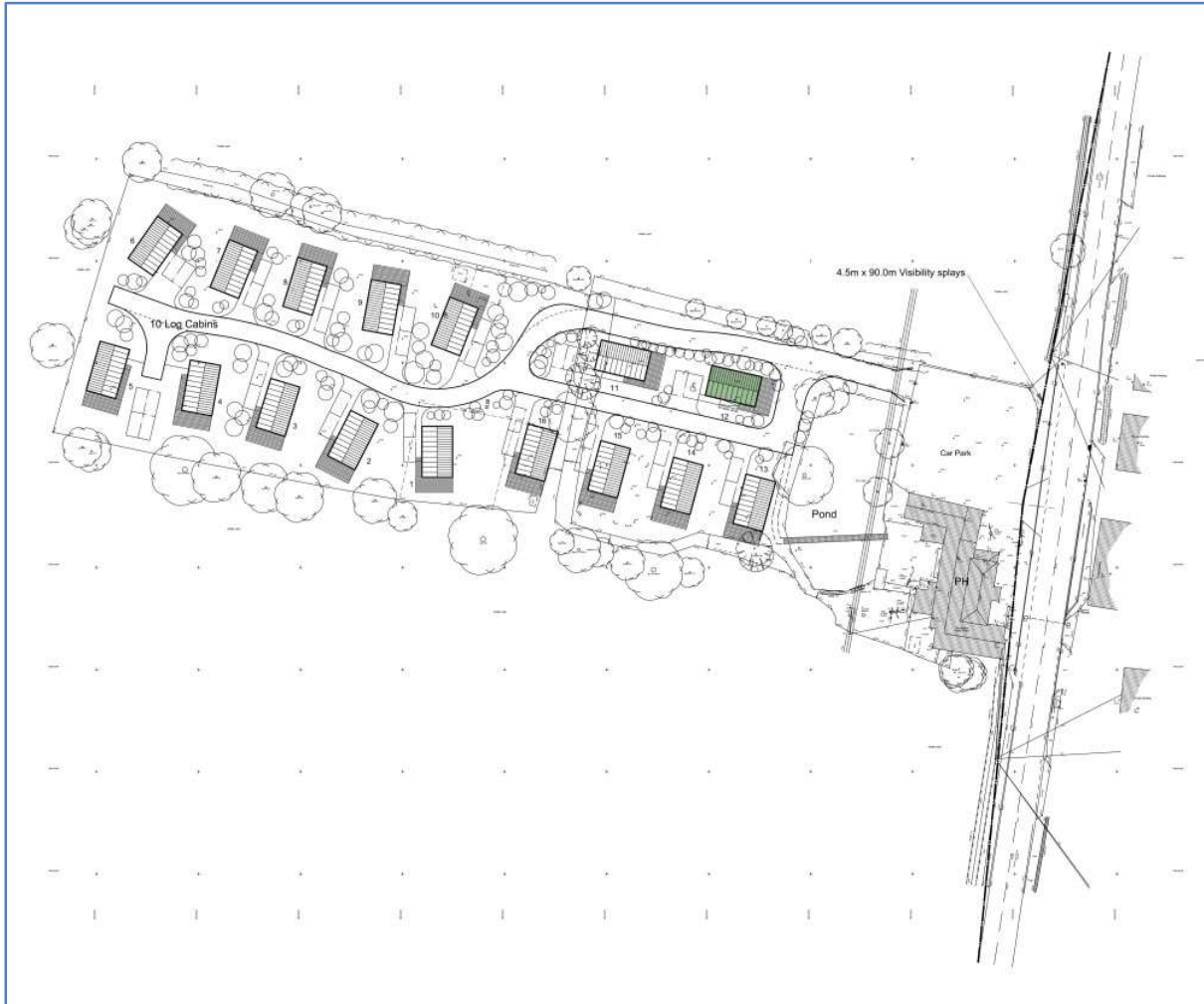


## Development Site

# 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



## 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)

<b>Total Area</b>	<b>0.84 Hectares</b>	<b>2.1 Acres</b>
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## Viewing

Strictly by prior appointment with sole agents Penn Commercial on:

Suite C, Orwell House,  
The Strand, Wherstead,  
Ipswich IP2 8NJ



**01473 211933**

[vanessa@penncommercial.co.uk](mailto:vanessa@penncommercial.co.uk)  
[penncommercial.co.uk](http://penncommercial.co.uk)

## Description

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 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 surrounding it.

## Planning

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.

## Legal Costs

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

## Business Rates

Rateable Value to be assessed.

All interested parties should contact Babergh & Mid Suffolk District Council 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.

## VAT

To be confirmed.

## 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.

