



FOR SALE

Freehold Development Site With Planning Permission For 93 Apartments

Land To The East And West Of Prentice Road, Stowmarket, IP14 1RD



Property Highlights

Two parcels of consented land extending to 0.8 acres (0.32 hectares) or thereabouts.

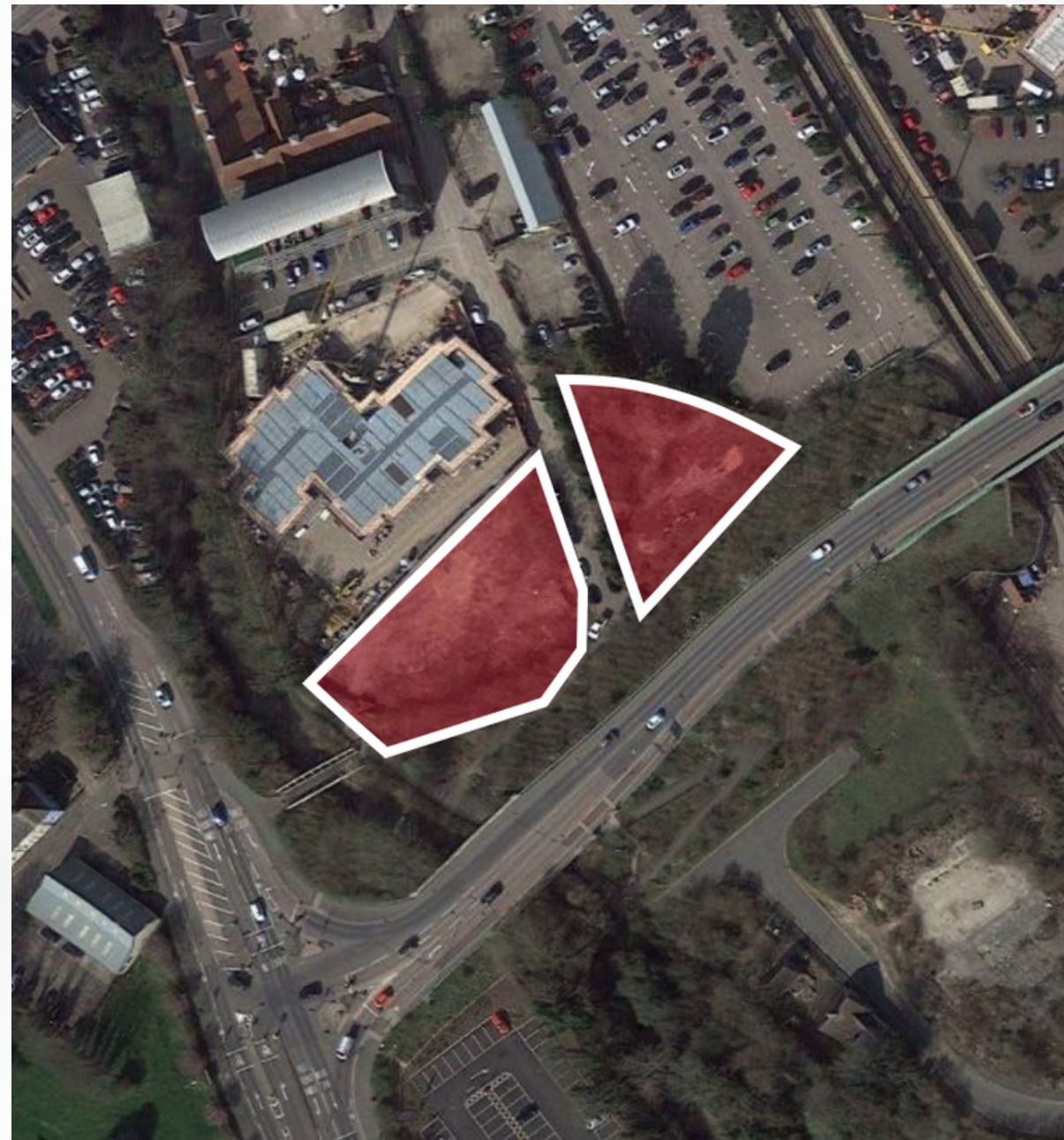
Planning Permission for 2 apartment blocks comprising 93 apartments.

Situated adjacent to Stowmarket Train Station.

Approximately 0.25 miles to the town centre and 1.5 miles to A14.

Site available for immediate development.

Freehold – unconditional offers invited based on £800,000.



Location

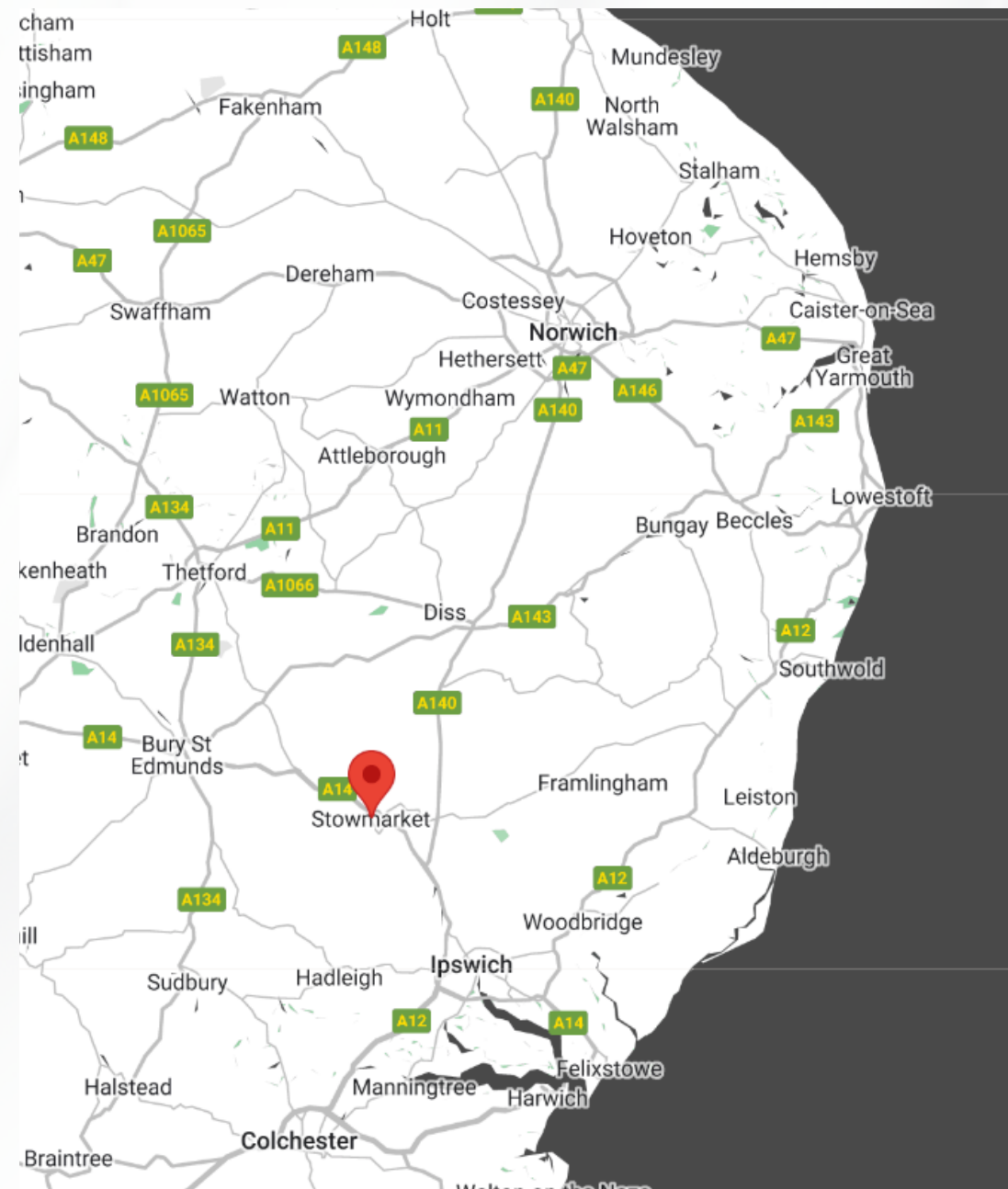
The site is located close to Stowmarket Train Station with direct trains to Ipswich, Cambridge and London Liverpool Street.

The town centre is just over a 0.25 mile away with a wide range of national and local retailers, restaurants and public houses, additionally there are a variety of leisure facilities and clubs in the town and surrounding areas.

Junction 50 of the A14 is circa 1.5 miles away, providing access to Ipswich and the port of Felixstowe to the East and Bury St Edmunds and Cambridge to the West. The A12 and M11 can both be accessed from the A14.

Stowmarket is situated approximately 12 miles north west of Ipswich and 14 miles South East of Bury St. Edmunds. It occupies a strategic location in the centre of the county of Suffolk on the A14 which links the Midlands and the north to the Euro-Port of Felixstowe.

The Town is served by the main Norwich to London rail link. Stowmarket has a population of approximately 19,000 and there are currently extensive housing developments within the town and a large rural catchment.



Description

A freehold residential development opportunity comprising two parcels of vacant land with planning permission for the development of two apartment blocks .

The site extends to approximately 0.8 acres (0.32 hectares) and is divided by Prentice Road.

A total of 93 residential apartments are proposed across the site, split between two residential buildings; 55 Apartments provided within Residential Building 'A' (to the west of Prentice Road, south of the recently developed 75 bed Langham Manor care home), and 38 Apartments provided within Residential Building 'B'.

Planning

On 25th September 2020 under application number DC/19/01482, full planning permission was granted for the development of 93no. residential apartments with associated car parking and amenity spaces. Full details are available via www.planning.baberghmidsuffolk.gov.uk or upon request to the selling agents on 0121 525 0600 or email agency@bondwolfe.com

Schedule of Accommodation

	RESIDENTIAL BUILDING A		RESIDENTIAL BUILDING B	
FLOOR	1 BED APARTMENT	2 BED APARTMENT	1 BED APARTMENT	2 BED APARTMENT
Upper Ground	3	10	2	7
First	3	10	2	8
Second	2	8	2	8
Third	2	8	2	7
Fourth	2	7	N/A	N/A
Total of each tenure per building	12	43	8	30
Total apartments per building	55 APARTMENTS		38 APARTMENTS	

Additional Internal Amenity Space

Within the consented scheme, provision is made on the upper ground floor for two communal common rooms. These rooms will provide flexibility as to their future use, but could, if demand required, be utilised as a library and gym.

Access and Parking

Two vehicular access points are proposed from Prentice Road, which will lead into the under-croft parking area. Within the under-croft parking area, 98 parking spaces will be provided across the two blocks, of which 6 will be reserved for disabled parking.

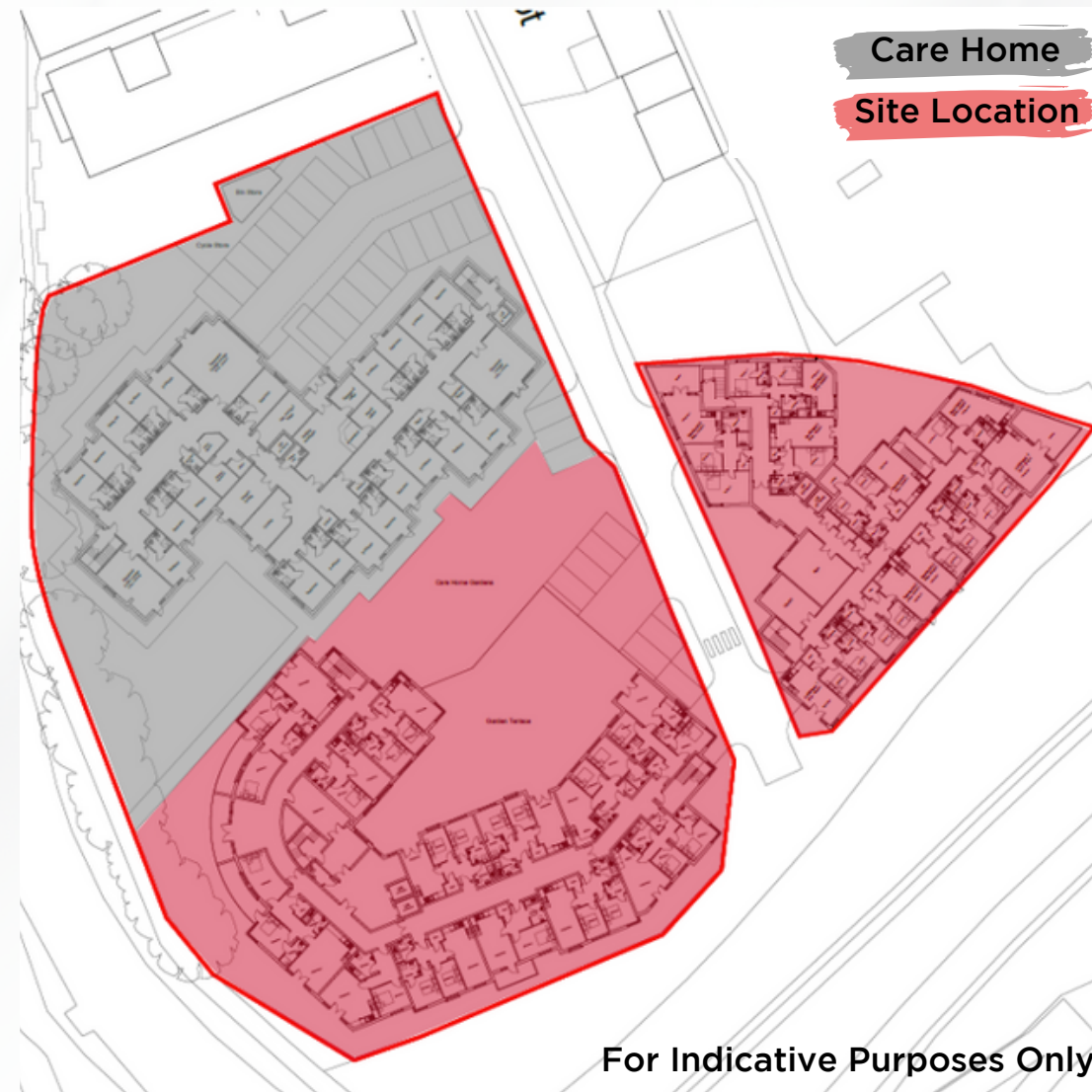
Services

Mains services are understood to be available in the vicinity of the site, but prospective buyers should make their own independent enquiries as to the suitability of services for their particular requirements.

Tenure

Freehold with vacant possession, subject to such existing easements or wayleaves as may exist.

Site Location Map



Proposed West Elevation (Block A)



Proposed West Elevation (Block B)



VAT

Any figures mentioned within this brochure are exclusive of any VAT that may be payable.

Legal Costs

Each party are responsible for their own legal costs that may be incurred in this transaction.

Disclaimer

Any plans or imagery provided with these particulars are for identification purposes only or to show an impression of the proposed development. Their accuracy is not guaranteed.

Anti-Money Laundering

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

Proposal

Offers in the region of £800,000 are sought for the Freehold interest on an unconditional basis. Purchasers seeking to develop an alternative scheme are invited to offers in excess of £1,100,000 on a subject to planning basis.



For Further Information & Viewings

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