

Industrial Development Site For Sale



Weavers Meadow, Ipswich Road, Hadleigh, Suffolk, IP7 6BE

- **Self-Contained Commercial Development Site of 1.17 Acres(0.473 Hectares)**
- **Adjacent To A New Housing Development Of Circa 450 Houses**
- **Illustrative scheme prepared for 14,918 sq. ft(1,385sq.m) B1c units**
- **Suitable for industrial/warehousing, or other commercial uses, STP.**
- **Of interest to Developers or Owner Occupiers**

Location and Description

Hadleigh is a thriving market town steeped in history with the main high street of the town displaying evidence of architecture from many periods of history. The town has a population of circa 8,500 people and an extensive range of amenities and services, including primary schools, a leisure centre, swimming pool and library.

Hadleigh is 9 miles from Ipswich and provides access to the A14 trunk and A12 to London. The site is prominently located on the edge of Hadleigh at the junction with Lady Lane on the A1071, which links Ipswich to Sudbury and immediately fronts the main road with access provided from Ellen Aldous Avenue.

The site adjoins a new drive thru restaurant on its western boundary and a significant new housing development of 450 houses being undertaken by Persimmon Homes.

Accommodation

The site extends to circa 1 acre (0.404 Hectares) as outlined in the site plan.

It forms part of a larger commercial site, the first part of which has been sold and already developed for a drive thru restaurant which is now let and occupied by Starbucks.

Town Planning

The site benefits from an established Class A1,A3 and B1 use(Ref: DC/17/03902). Architects Barefoot & Gilles, have designed a scheme for 10 Light Industrial / Employment Units which will comprise 14,918 sq ft B1c units in sizes ranging from 1,200 to 1,750 sq. ft inc. mezzanine storage areas in a linear terrace layout offering the flexibility to merge units if required. It is proposed that the scheme will provide for roofs with south-facing slopes for PV panels, sustainable drainage system & biodiversity planting and space for electric car charging bays.

Interested parties are advised to make their own enquiries of the Babergh District Council on 0300 1234000.

Rateable Value

The site is not yet assessed for rates.

Asking Price

£650,000(Freehold)

VAT

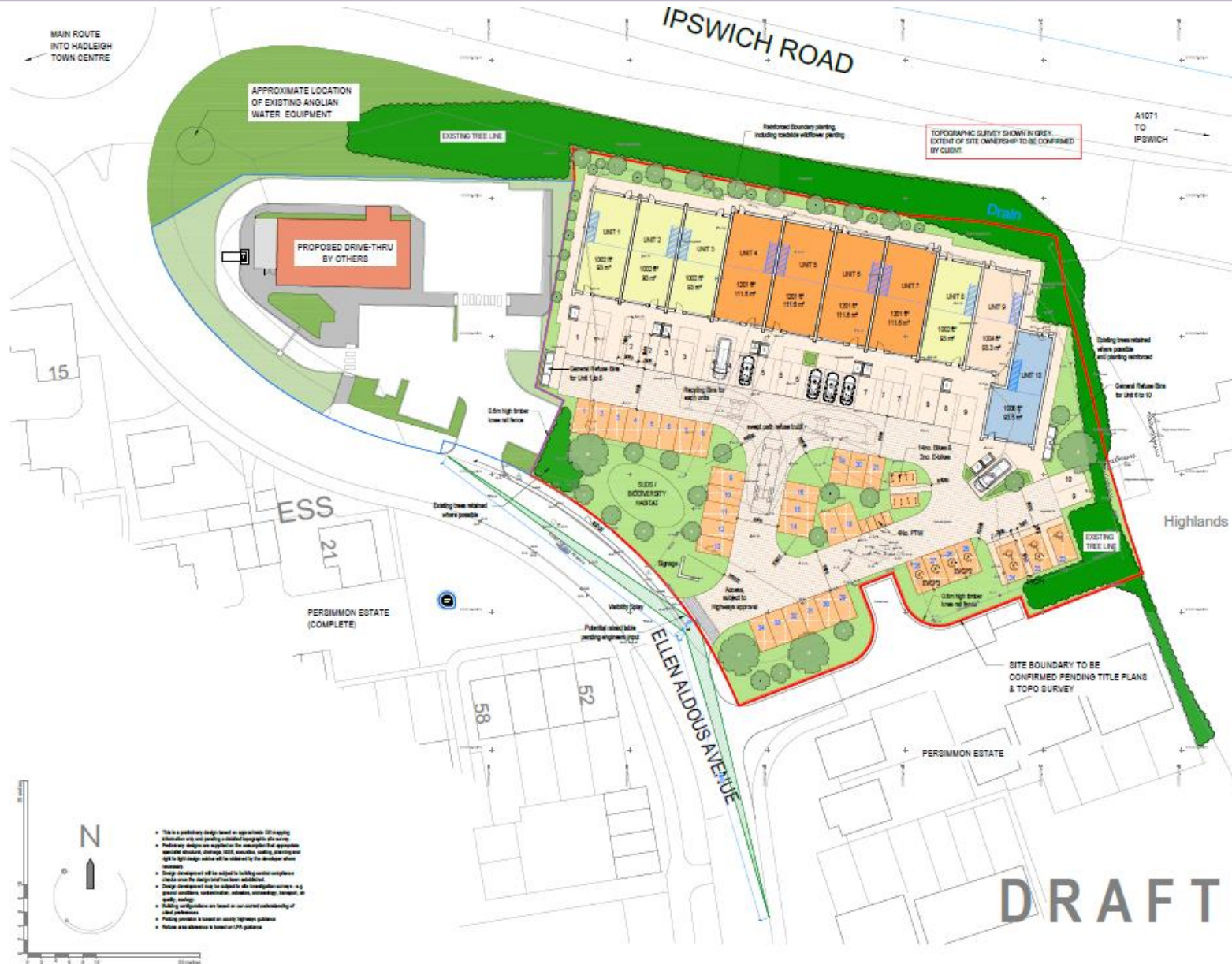
The site is not elected for VAT.

Legal Fees

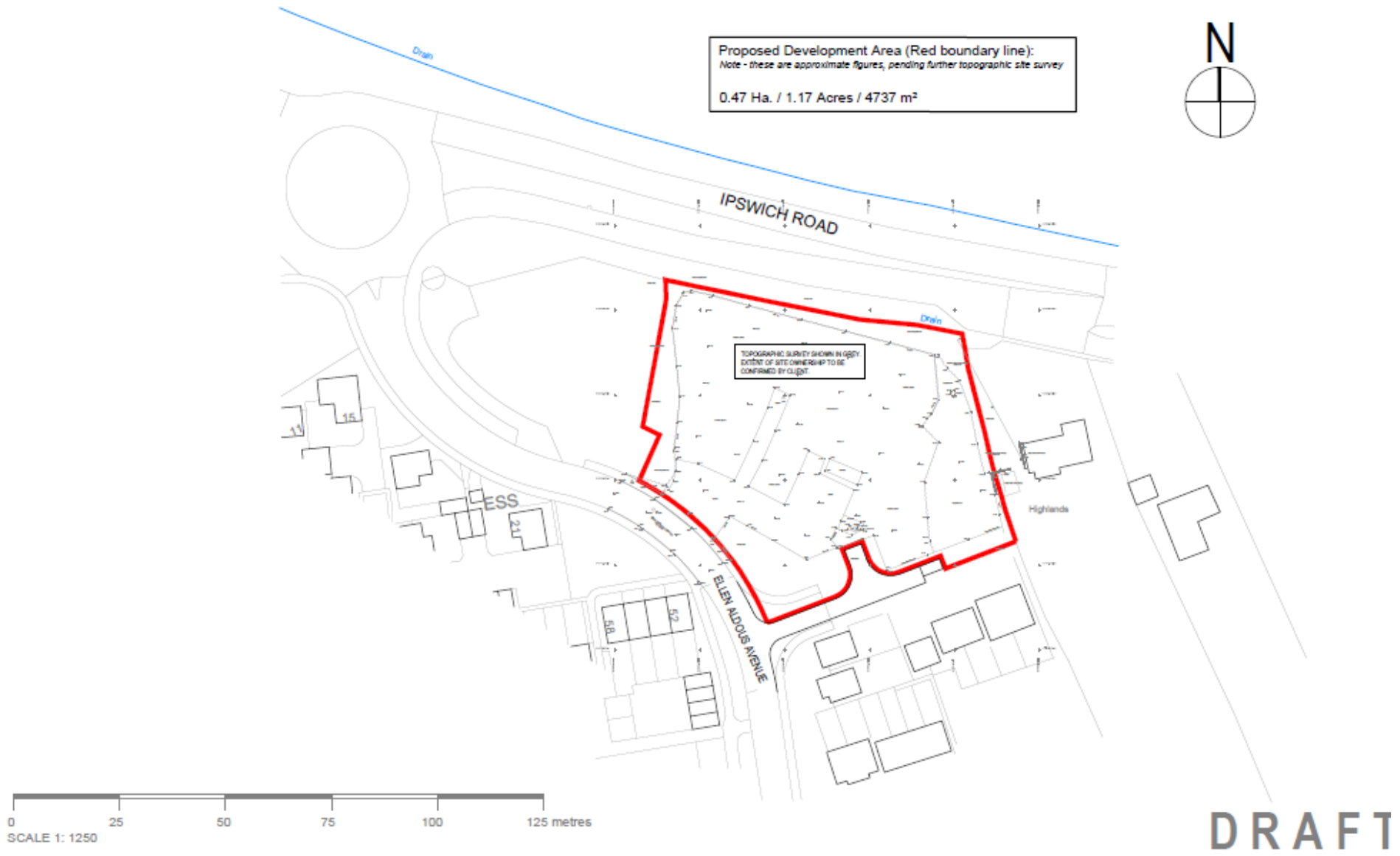
Each party is to bear their own legal costs throughout the course of any transaction.

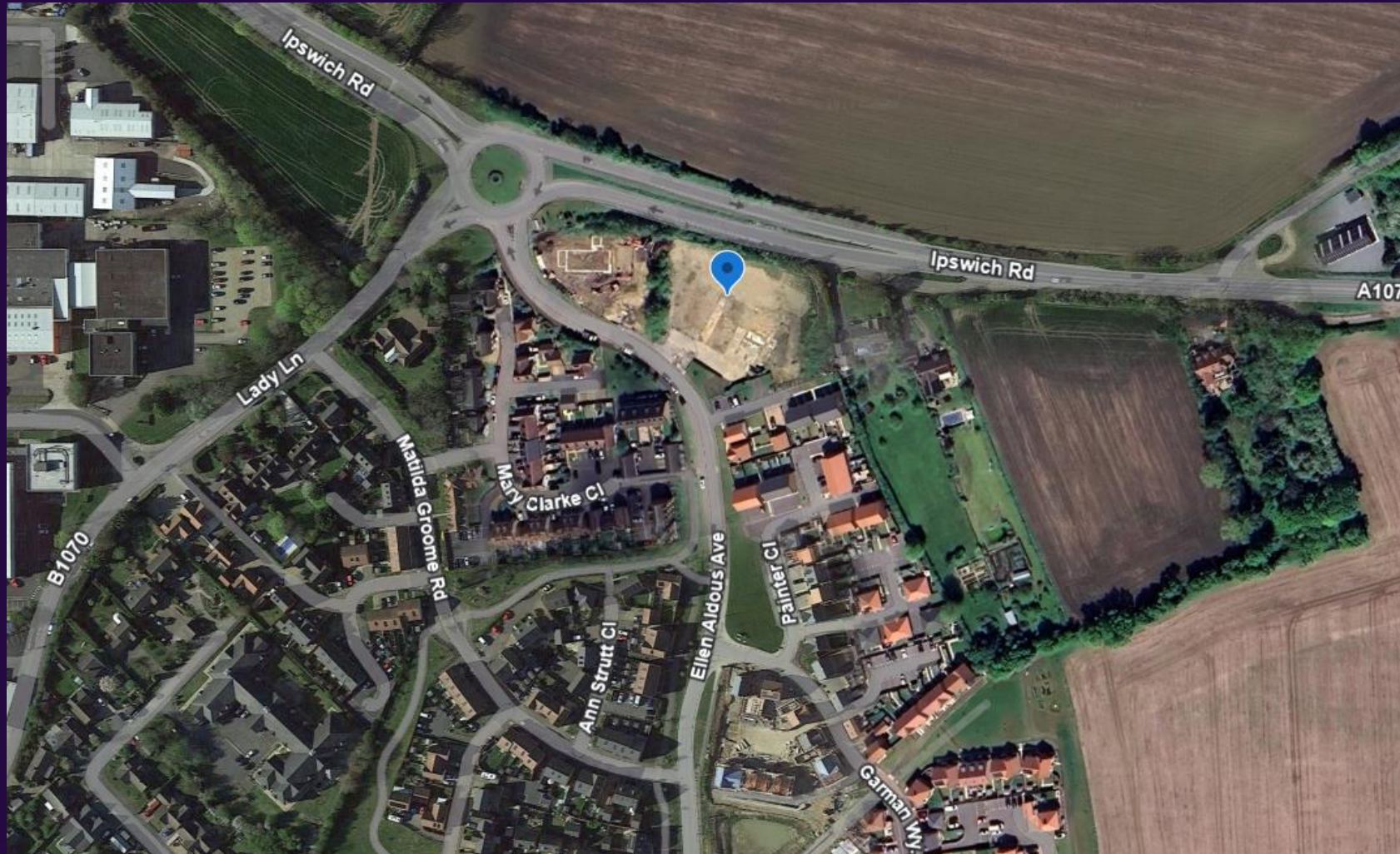
EPC

Not yet applicable.



- This is a preliminary design based on approximate 3D mapping information only and is not a detailed design plan. All services.
- Preliminary designs are subject to the interpretation of appropriate specialist disciplines, including GIS, structural, electrical, plumbing and light to light design, which will be obtained by the developer where necessary.
- Design development will be subject to building control compliance checks once the design plan has been submitted.
- Design development may be subject to other regulatory agencies, e.g. ground conditions, contamination, asbestos, archaeology, transport, or locally made laws.
- Building regulations are based on our current understanding of local authorities.
- Parking provision is based on current highway guidance.
- Further site information is based on L20 guidelines.





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