



Former Garden Nursery, Bramford, Suffolk, IP8 4AZ

- **Site Area 3.807 Acres (1.54 Hectares)**
- **Previous Consented Residential Scheme for 20 Houses**
- **Close to A14 Western Bypass and Ipswich Town Centre**
- **Extensive Road Frontage**
- **Suitable for various uses Subject to Planning**



Location and Description

Located on the edge of Bramford Village, some three miles to the west of Ipswich, the site which has an extensive frontage to Bramford Road is located in a largely rural setting backing onto the busy Norwich-Liverpool Street Rail Line. The site is opposite the established River Hills Health Club and Spa.

The site is regular in shape with an extensive frontage to Bramford Road, vehicular access being via a shared entrance from the main road which is shared with housing to the south eastern boundary.

Town Planning

The site was formally in use as a garden centre.

Outline planning permission was granted in 2017 for a change of use of the land from a commercial nursery to residential for the erection of up to 20 new dwellings (5 proposed to be live/work units and 7 affordable housing) alterations to the existing vehicular access and the creation of a pedestrian footway (following demolition of the existing nursery building. (0408/17).

Following approval, this permission lapsed. A subsequent pre application was submitted to the Council of 39 units, then reduced to 29 units. The Council's advice was to reduce the density to 11 units and a revised application was submitted(DC/21/05977) and this was recently refused.





Services

We are advised that all mains' services are available to the site. As part of the proposed development, Soakaways were agreed to each house as the site has acceptable ground conditions. Electricity is via overhead cables.

Terms

Both conditional and unconditional offers are invited for the freehold interest in the site.

Proof of funding will be required for all unconditional offers made. Subject to planning offers will be considered with interested parties being required to demonstrate their experience by reference to completed developments.

Asking Price

Freehold offers in excess of £250,000 (Two Hundred and Fifty Thousand Pounds). Are sought for the benefit of this valuable unencumbered freehold interest.

Legal Costs

Both parties will be responsible for their own legal costs incurred in any transactions. If conditional offers are accepted, the purchasers will be required to bear the vendors legal costs if they should withdraw from the transaction.



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