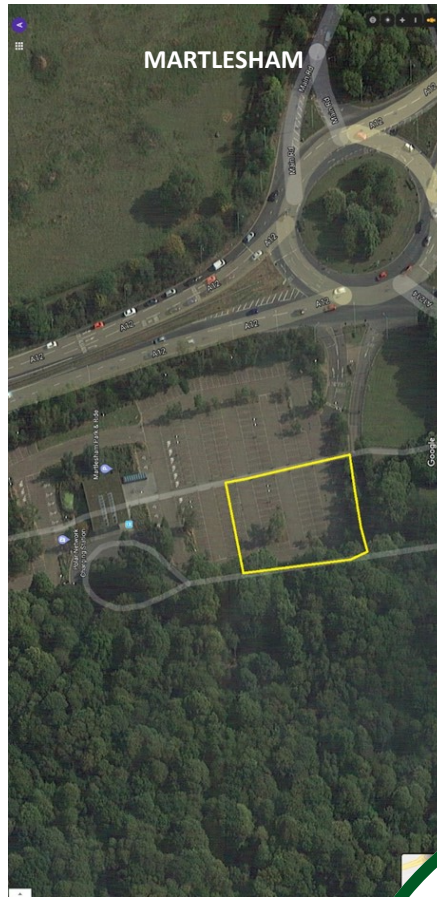


Copdock & Martlesham, Ipswich and Lound, Lowestoft, Suffolk



Three sites for
proposed Rapid
Electric Vehicle
Charging
Stations

**Available on options to lease,
s.t.p.**

- Prominent, busy roadside locations.
- Each site available individually.
- 18 month options available to secure leases on terms to be agreed, subject to planning.

Details

Location

The three sites are located at Copdock, Martlesham Heath and Lound:

Copdock

Located within the Ipswich Park & Ride facility adjoining the A12/A14 dual carriageway intersection to the south west of Ipswich. Traffic daily flow in this location is understood to be in excess of 55,000, making it one of the most strategic transport locations in the county. The site adjoins a large Tesco supermarket and the Interchange Retail Park and is accessed via the A1214 (London Road) which provides access to Ipswich town centre, approximately 2.6 miles to the north east.

Martlesham

Located within the Martlesham Park & Ride on the A12/A1214 intersection to the east of Ipswich and again a highly strategic location, being on the principal A12 corridor serving the east Suffolk coast. Suffolk Constabulary's Headquarters is directly opposite the site, with Martlesham Heath Business and Retail Parks and housing estate, together with Adastral Park, home to BT's innovation labs and Innovation Martlesham, are all located directly to the south. The A1214 (Main Road) is one of the principal arterial routes into Ipswich town centre, approximately 5.1 miles to the west.

Lound

Located on the junction between the A47 (Yarmouth Road) and Jay Lane and currently forming part of an agricultural holding. Hopton village is immediately to the east, with Great Yarmouth about 5 miles to the north and Lowestoft about 5 miles to the south. The A47 carries a high volume of traffic between the two towns which increases significantly during the tourist season.

Description

Copdock

The site currently forms part of the Ipswich Park & Ride and is located to the north west of the facilities buildings. A site area of up to 2,144 sq m (0.53 acres) can be allocated, as shown hatched blue on the site plan for identification purposes only. The site has a tarmac surface with a slight gradient.

Martlesham

The site currently forms part of the Martlesham Park & Ride located to the south of the facilities building. A total of up to 1,687 sq m (0.42 acres) is available and as shown hatched blue on the site plan for identification purposes only. The site is surfaced with brick paviours and has a slight gradient.

The facilities buildings at both Copdock and Martlesham are potentially available within the proposed leases, for ancillary uses relating to electric vehicle charging and subject to access to the toilets and waiting areas being retained for users of the Park & Ride facilities.

Lound

The site forms part of an agricultural holding and up to 1,500 sq m (0.37 acres) is available, within the area shown hatched blue on the site plan for identification purposes only.

Note : The final area of each site to be let will reflect that required to accommodate the proposed development and may be smaller than those referred to above.

Services

Further details of existing electricity supply infrastructure are to be provided. Both the Copdock and Martlesham sites have existing "trickle" EV chargers present and the opportunity exists for interested parties to incorporate these into their proposals.

Terms

Option agreements are available to lease each of the three sites for the construction and operation of Rapid Electric Vehicle Charging Stations, subject to planning. All option agreements will be for a period of 18 months and available at an option fee of £5,000 plus VAT (if applicable).

Interested parties are invited to submit their proposals to lease one or more of the sites for the development of Rapid Electric Vehicle Charging Stations, subject to planning.

All interested parties are advised to register their initial interest with Fenn Wright, who will be able to provide further details of the timeframe for the submission of proposals and the associated criteria.

Viewing

The Martlesham site can be viewed at anytime during Park & Ride operating hours with no prior arrangement necessary.

The site at Lound can be viewed from Jay Lane.

The Copdock site is currently being used as a Covid-19 testing centre and all viewings are strictly by prior appointment with the sole agents:

Fenn Wright

1 Buttermarket, Ipswich, IP1 1BA

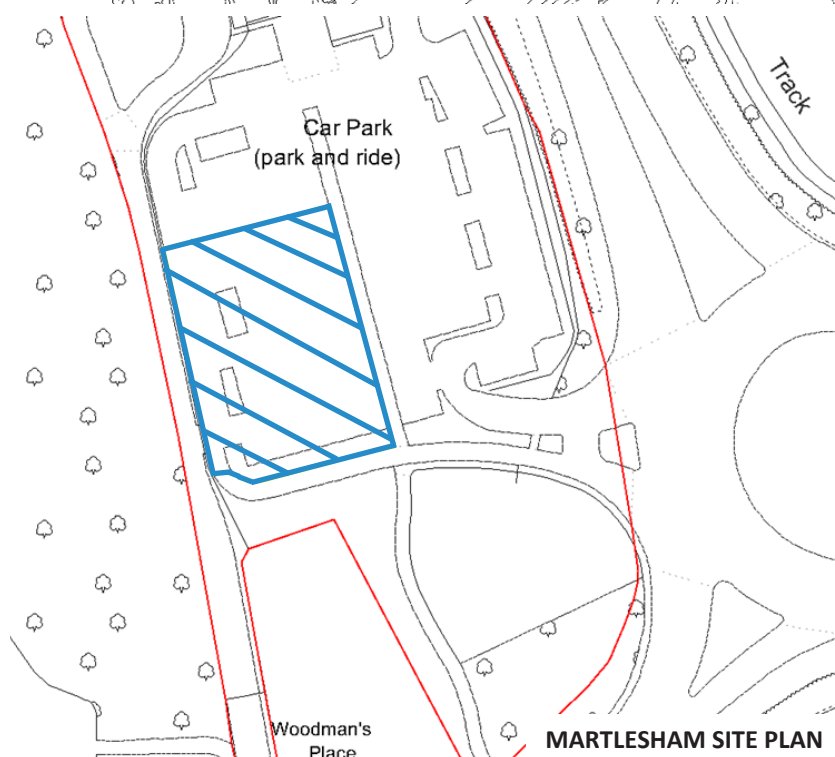
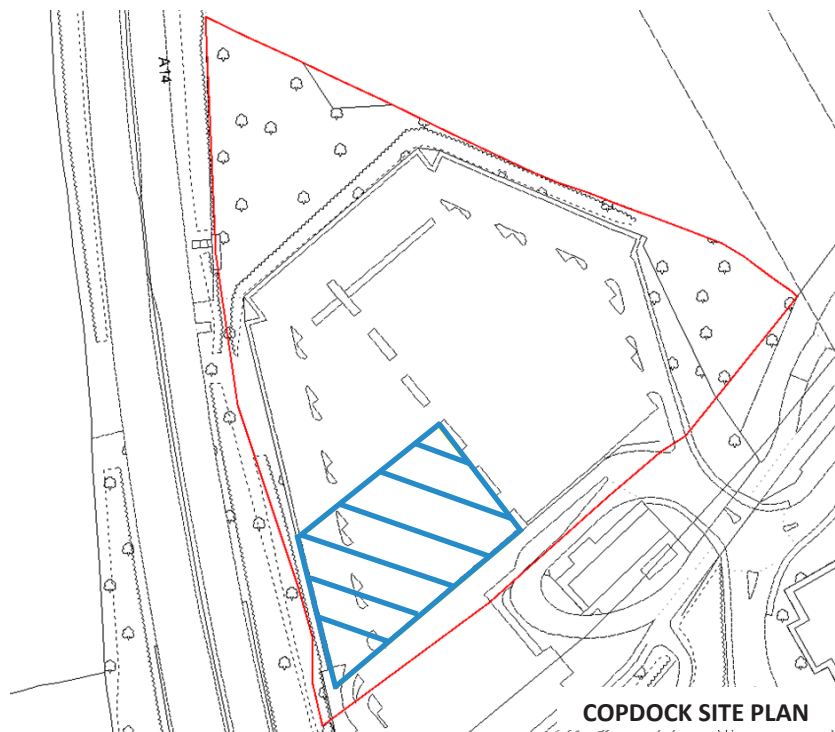
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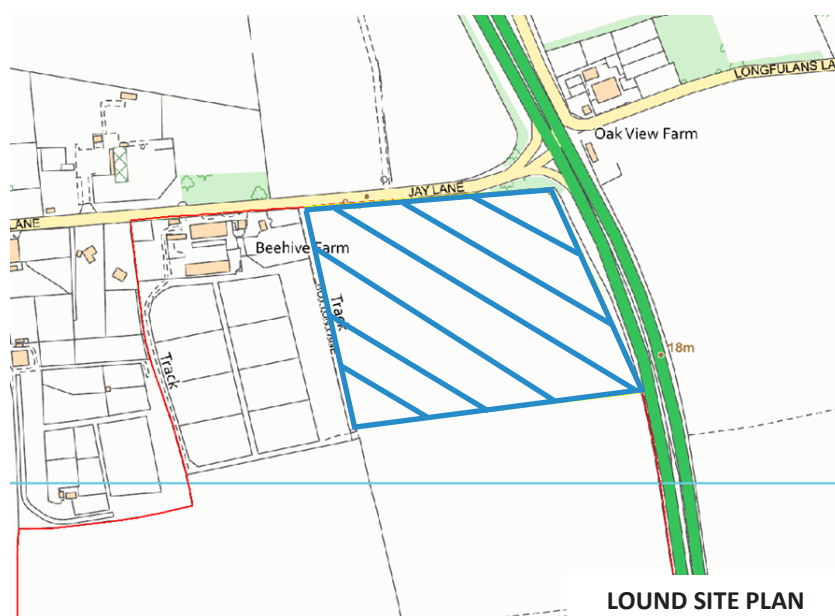
Contact **Alistair Mitchell**
agm@fennwright.co.uk

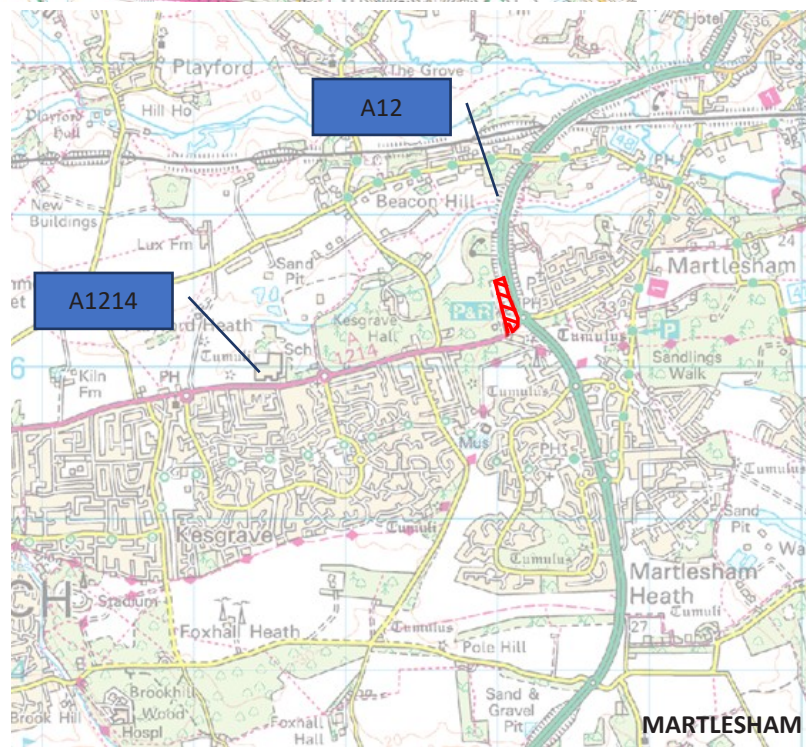
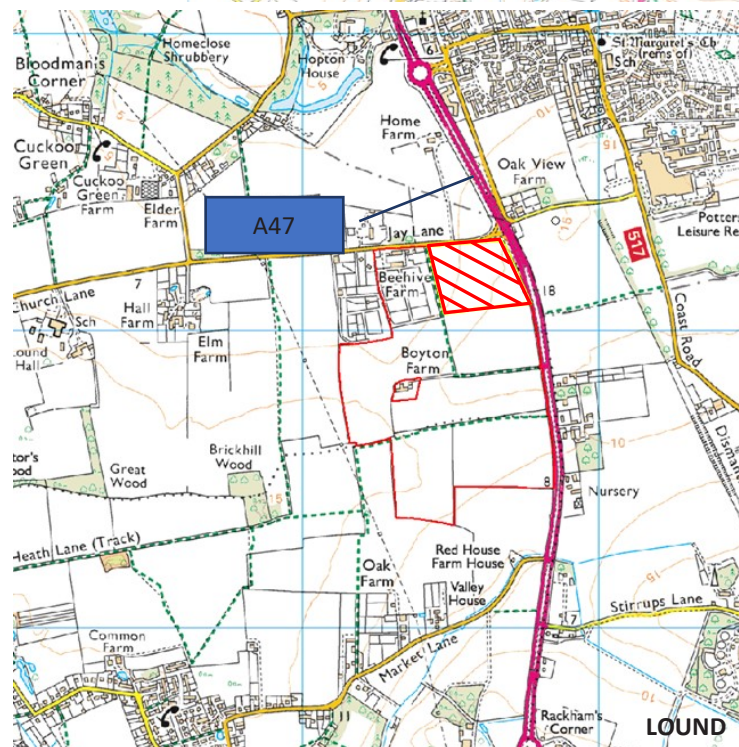
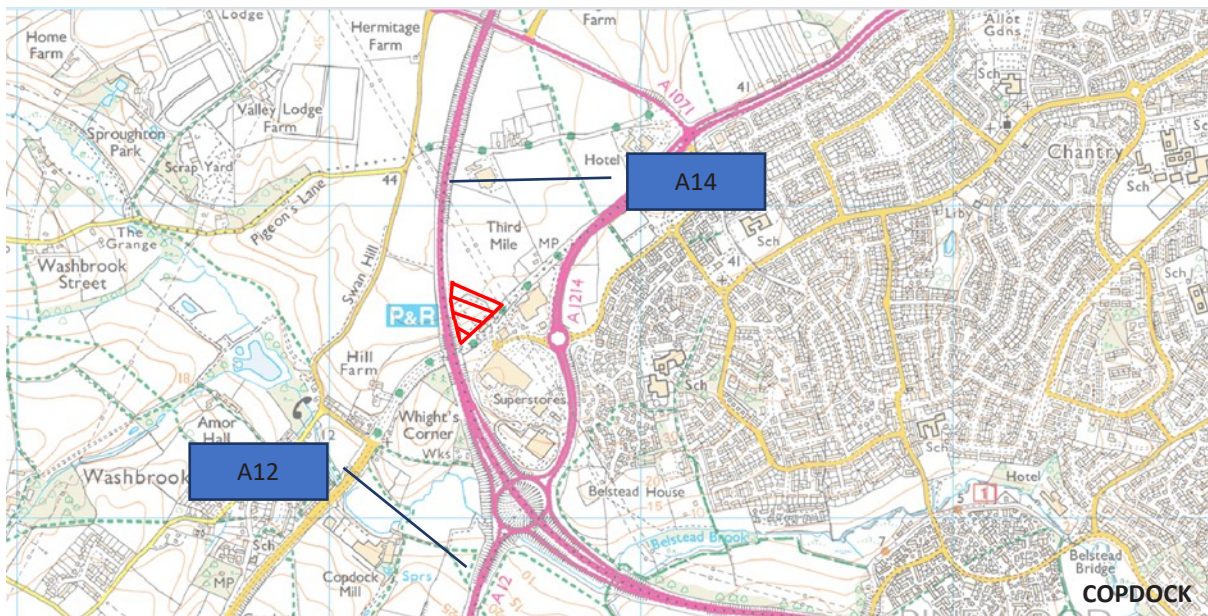
Particulars

Property details prepared in March 2021.



**NOT TO SCALE - FOR
IDENTIFICATION
PURPOSES ONLY**





For further information call

01473 232 701

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Particulars for Sites at Copdock & Martlesham, Ipswich and Lound, Lowestoft, Suffolk