

Land @ Wherstead

Ipswich, IP2 8NQ

All Enquiries - Occupier Opportunity Approx 0.9 acres (0.36 ha)



J56 of A14



- Highly Prominent Gateway Location
- 0.9 acres (0.36 ha)
- Frontage onto the A137
- Good access to A14 and Central Ipswich
- All Enquiries welcome
- Freehold Land Sale
- Suitable for a variety of uses (STP)

LOCATION

The site is located to the south of Ipswich just off Junction 56 of the A14, with the A137 providing excellent access to the town centre. With easy access to the A14, it benefits from onwards links to the Port of Felixstowe, Cambridge and the wider road networks including the A12 onto London.

The site sits adjacent to the A137 and Bourne Hill, with the Blue Cross rehoming centre to the east.

ACCESS

Access is only via Bourne Hill, which is to the north of the site. We understand that direct access to the A137 will not be permitted for any redevelopment of the site.

DESCRIPTION

The site extends to 0.9 acres (0.36 ha) and is irregular in shape.

The site is mainly level and laid to grass with a tarmac road to the eastern boundary, with excellent frontage to the A137. There are several trees on the site and we understand that none of them have a TPO.



SERVICES

Mains water, electricity, and drainage are available within proximity of the boundary of the site. Interested parties are advised to make their own enquiries of the relevant service providers.

PLANNING

The site is within Babergh District Council and currently there is no planning status. With the adjacent development 'Junction 56', various uses could be suitable subject to planning.

THE OPPORTUNITY

We are seeking interest in the land on an unconditional or subject to planning basis.

VIEWING & FURTHER INFORMATION

For further information or to arrange an appointment to view the site then please contact:

SAVILLS

Phil Dennis

pdennis@savills.com
01473 234820
07799 221113

Mike Wilson

mike.wilson@savills.com
01473 234836
07880 378174



savills

PG PROPERTY CONSULTANCY LTD

Neil Gilbert

neil@pgpcl.co.uk
07831 800566

Piers Pollard

piers@pgpcl.co.uk
07919 203194



IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 | 22.04.2024