

*A rare opportunity to acquire a versatile commercial property and substantial yard of 1.81 acres in a convenient location under two miles from the A14 northwest of Ipswich.*

Guide Price  
£550,000 Freehold  
Ref: B069A/JG

The Yard  
Somersham Road  
Bramford  
Ipswich  
Suffolk  
IP8 4NS



A versatile commercial property comprising 3 main buildings totally over 9000sqft within an excellent size plot of 1.81 acres (0.73ha), located outside the village of Bramford to the northwest of Ipswich.

**Vacant possession upon completion.**

Contact Us



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## **Location**

The premises is situated on the outskirts of the village of Bramford, which is to the north-west of Ipswich. The property is situated off Somersham Road and in close proximity to the junction between Somersham Road and the B1113. The premises is surrounded by residential properties to the North and South, with arable land to the West and the highway Somersham Road to the East. The A14 is approximately 2 miles away.

## **Description**

The Yard comprises a substantial commercial premises offering over 9000sqft of warehouse, office and further store/display building, set within a good-sized plot of 1.81 acres. Until recently the property has been used for the storage and sale of horticultural supplies.

The buildings are all situated to the centre and south-east of the site, with open storage of circa 0.78 acres to the north and west extremities. There is a good amount of hardstanding and ample turning space for large vehicles and HGV's.

The three buildings are as follows:-

### *Office Building*

Understood to be a former stable/cart shed building, the office comprises three spacious offices, storage, entrance porch, kitchen and wc facilities. **89sqm (962sqft)**.

### *Warehouse*

A detached warehouse with a main open storage area (Height to Apex: 6.29m, Height to Ridge, 8.19m) with two lean comprising, stores, office, wc and mezzanine over. **506sqm (5441sqft)**.

### *Store/Display Building*

A single span building split into a display area and store, with lean to covered area to the rear of the building. **243sqm (2611sqft)**.

## **Overage**

An overage clause is in place for a period of 30 years from 24th August 2012, ending on 23rd August 2042. The overage specifies that 30% of any uplift in value arising from planning permission being granted on the site will be payable at any time during the overage period. Further information is available upon request.

## **Services**

We understand mains water and electricity are connected to the site. The agent has been advised by the vendor that the private foul drainage system (cesspit) is located in the garden of a neighbouring property. We have not undertaken any detailed investigations in relation to the availability and capacity of services and prospective purchasers should satisfy themselves in this regard.

## **EPC**

Trade Counter - D(85)

Offices - C(56)

## **Rateable Value**

The property has a rateable value of £27,000.

## **Viewing**

Strictly by appointment with Clarke and Simpson.

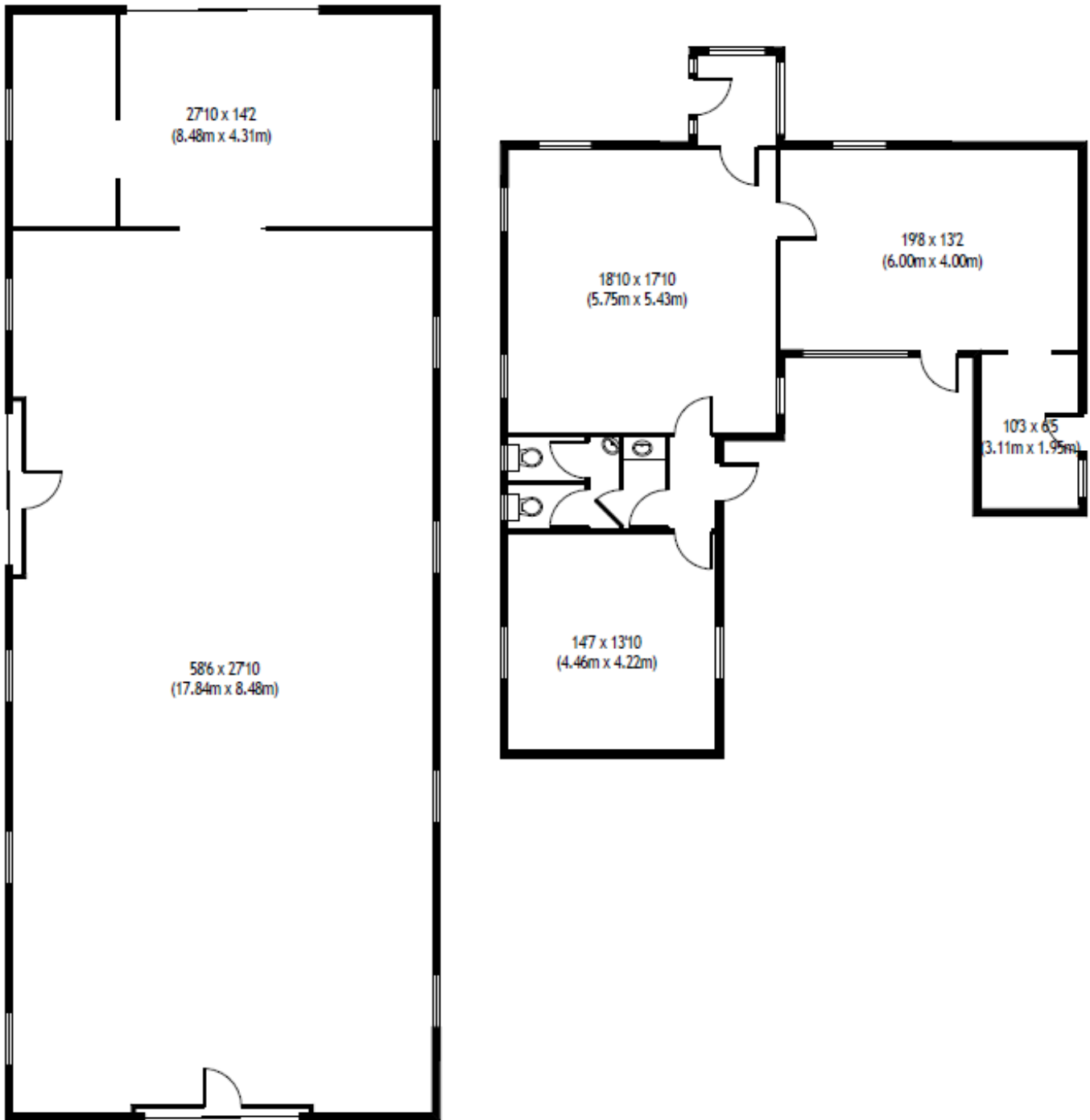
## **Local Authority**

Mid Suffolk District Council.



Building Floorplans - Indicative Only

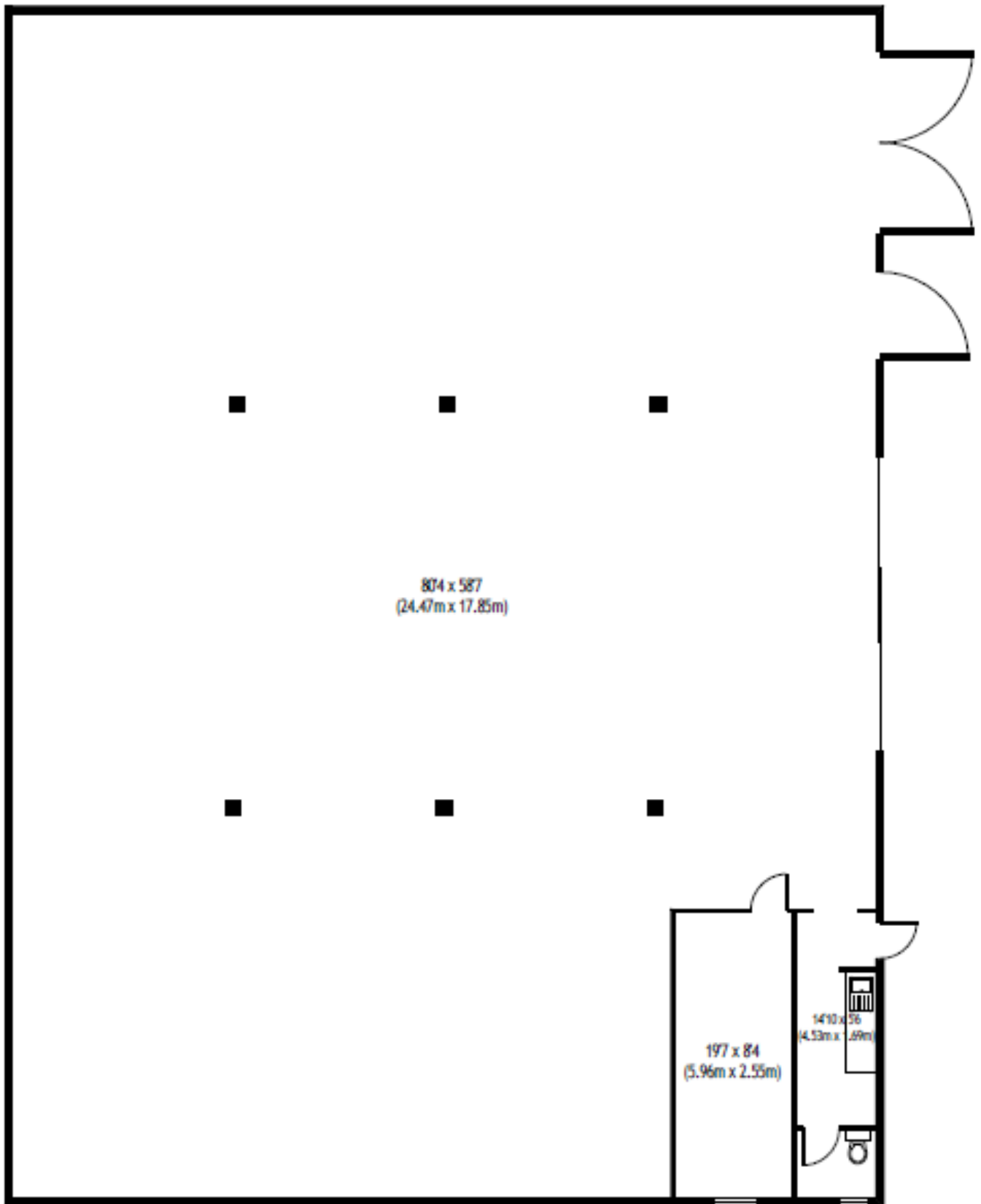
Store/Display Building & Offices



For identification purposes only. Not to scale.

Building Floorplans - Indicative Only

Warehouse





## Site Plan - Indicative Only



### NOTES

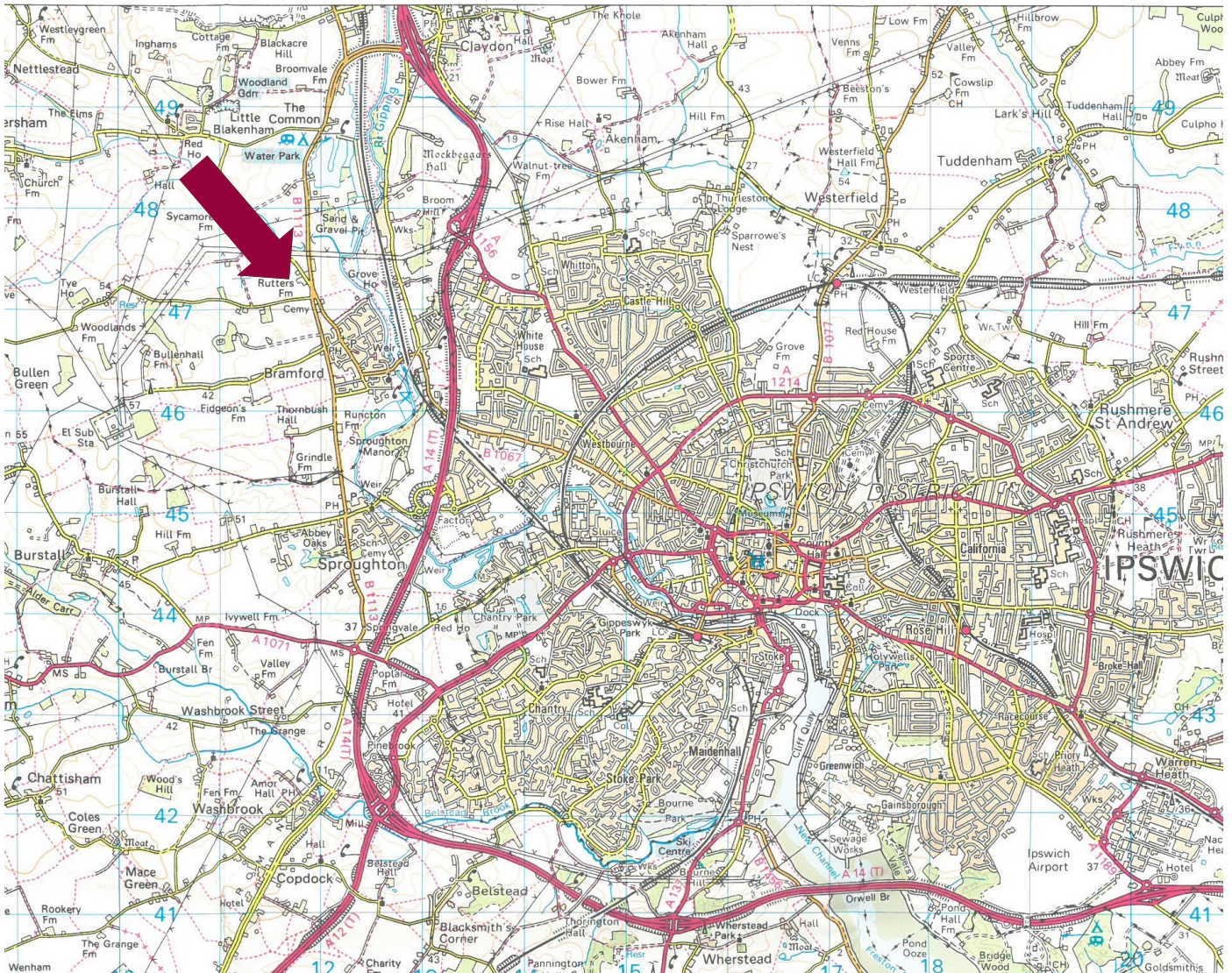
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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. The sale will be subject to the grant of probate.

*March 2024*

## Directions

From the A14 at Great Blakenham, come off the A14 at the interchange and head westbound on the B1113 Bramford Road. Follow the road for approximately 1.5 miles, turning right onto Somerham Road. After 200m turn left into property.

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