

FOR SALE

7.75 ACRE EMPLOYMENT SITE
SUITABLE FOR OWNER OCCUPIERS/DEVELOPERS

GUN COTTON WAY, STOWMARKET, SUFFOLK IP14

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FOR SALE

7.75 ACRE EMPLOYMENT SITE

SUITABLE FOR OWNER OCCUPIERS/DEVELOPERS

OFFERS IN THE REGION OF
£3,737,500 + VAT (subject to contract)

LOCATION

Stowmarket has a population of approximately 19,000 people situated in the Mid Suffolk District Council area. The site is located approximately one mile south of the A14 Junction 50. Bury St Edmunds is 17 miles west and Ipswich 12 miles south east. The A14 trunk road runs from the Port of Felixstowe to Junction 19 of the M1 in Leicestershire

- Premium Connectivity
- Located on J50 on A14
- 26 miles from Felixstowe
- Perfectly Situated in East Anglia, adjacent to the A14



The imagery shown is for demonstration purposes only, actual site dimensions may vary, please **contact us for more details.**

SITUATION

The site is located in Gun Cotton Way and is the last remaining development site available in the Cedars Park Development.

Gun Cotton Way is the main spine road running through Cedars Park linking to Tomo Industrial Estate with housing mainly to the north of the road and commercial and residential uses to the south.

Recent developments in Gun Cotton Way have included Aztec Business Park which provides a range of recently constructed units, existing occupiers including Screwfix, Tool Station and Howdens. In addition in Gun Cotton Way are located Tesco's, McDonalds and Costa Coffee.

On leaving the A14 Junction at Junction 50 head towards Stowmarket and at the first roundabout take the third exit on to Gun Cotton Way. The site will be found approximately a quarter of a mile on the left hand side.



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LOCATIONS	DRIVE TIME	MILES
Ipswich	20 minutes	12
Bury St Edmunds	26 minutes	17
Cambridge	52 minutes	43
Chelmsford	56 minutes	50
Bedford	1 hour 18 minutes	72
Central London	1 hour 55 minutes	91
Birmingham	2 hours 17 minutes	139

PORTS	DRIVE TIME	MILES
Felixstowe	35 minutes	26
Harwich	47 minutes	40
London Gateway	1 hour 12 minutes	69

AIRPORTS	DRIVE TIME	MILES
London Stansted	59 minutes	63
Luton	1 hour 35 minutes	85
Birmingham	2 hours 17 minutes	132
East Midlands	2 hours 20 minutes	138



SITE

The site is irregular in shape and comprises approximately 7.75 acres. We estimate, after allowing for the wildlife margin and access roads, there is a net area of 6.5 acres to develop.

PLANNING

The property is situated in Mid Suffolk District Council for planning purposes and allocated as an employment site in the Local Plan.

Part of the site was granted planning permission for the erection of fifteen business units, associated external works and access road (Land To The West Of Tomo Road Stowmarket Application. No: 0592/14)

SERVICES

All mains services are available for connection.

TERMS

Offers in the region of **£3,737,500 plus VAT** for the freehold.

ALL ENQUIRIES VIEWINGS

For further information please contact:

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Ref: **C4394 / 3A**

*All plans not to scale.

**All prices and rentals quoted are exclusive of VAT (if applicable)

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