



Workshop and Yard

Cay Hill, Mendlesham Green, Suffolk IP14 5RD



price OIEO
£300,000

at a glance...

- Expansive yard and workshop in rural location
- Use of BI industrial (TBC)
- Set in grounds approaching 0.75 acres
- Range of uses subject to planning
- Available with No Onward Chain
- Three Phase electric connected on site





ML Property are delighted to offer for sale this unique opportunity to acquire a good size workshop and yard set in grounds approaching 0.75 acres (sts).

premises

The premises which is fully enclosed by a mixture of fencings affords the following:

To the front of the main workshop there are two storage units and further large container.

Large workshop	7.52m x 18.24m
Adjoining kitchenette	1.93m x 3.69
WC	
Office	2.52m x 4.14m
Rear store with roller door	3.21m x 7.72m

There are numerous further buildings consisting of side office, side portas, lean to storage areas and toilets.

To the rear of the workshop is a large area of yard which is laid to road planings with two further containers, large open fronted store and small timer building.



area

The unit and yard is situated in the small village of Mendlesham Green a short distance from the well served village of Mendlesham. Mendlesham itself is an extremely sought after village lying approximately seven miles north east of Stowmarket (which has a main line railway station link to London Liverpool Street) and has easy access to the A140 trunk road which leads to Norwich (north), Ipswich (south), Felixstowe (east), Cambridge and the Midlands (west) via the A14. The village has a thriving community and is very well served with local amenities including primary and pre-schools, health centre, village store, a public house, fish and chip shop, parish church, community centre and playing field.

services

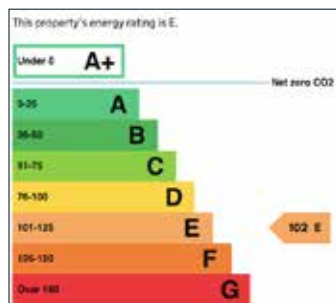
Main Electric / Mains Water / Mains Sewage
Three Phase electric supply is also to site.

Rateable Value

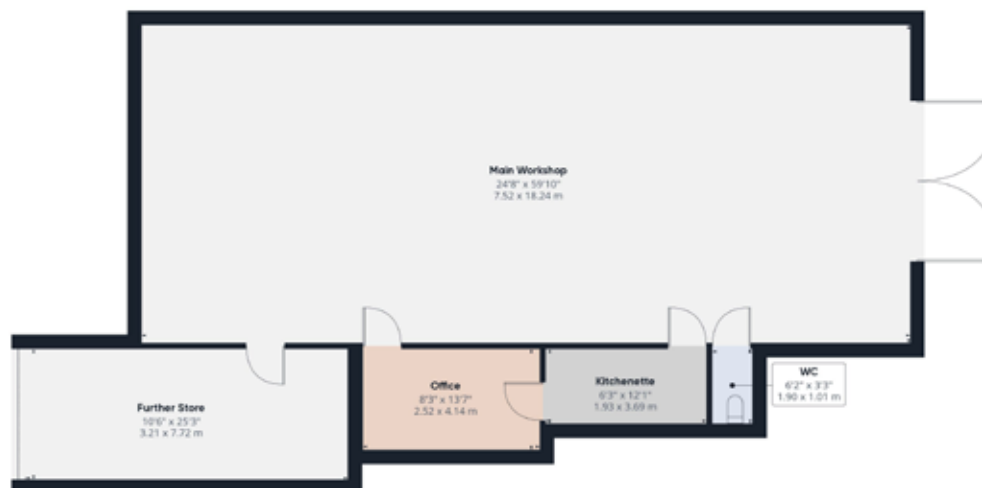
Current Rateable Value from 1st April 2023 is £13,000.

Usage

We believe the unit to be classed as B1 Use but advise potential purchasers to seek their own clarification.



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents confirming boundaries, parking spaces and rights of way. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however, be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. ALL MEASUREMENTS ARE APPROXIMATE.



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