FOR SALE

COMMERCIAL DEVELOPMENT SITE

0.43 Acres (0.17 Hectares)

COMMERCIAL LAND NEWSON WAY

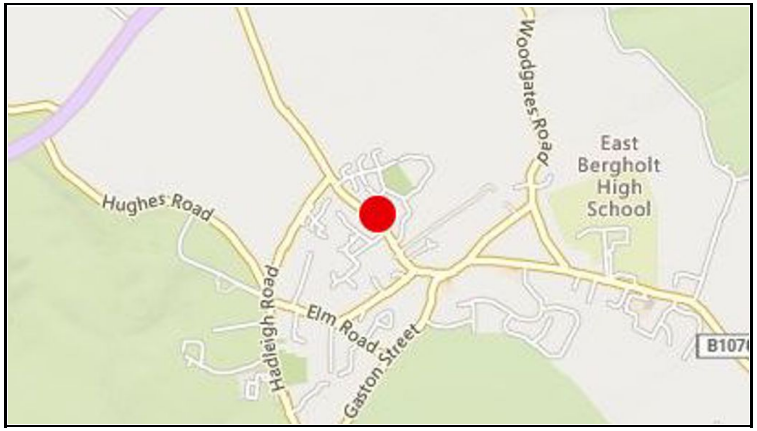
East Bergholt, Suffolk, CO7 6FR



- Outline planning for B1/office/business units
- Level, mostly surfaced site
- Close to A12, J31
- Forms part of new housing development
- Mains services (water, electricity)
- Frontage to main road

KEMSLEY LLP
PROPERTY CONSULTANTS
01245 358988
www.kemsley.com

Kemsley LLP 113 New London Road, Chelmsford, Essex, CM2 0QT







LOCATION

The village of East Bergholt is located approximately eight miles to the north east of Colchester and eight miles to the south west of Ipswich. The property is situated to the north west of the village centre, forming part of the Constable Gardens residential development (144 dwellings).

DESCRIPTION

The property comprises an irregular shaped parcel of land, currently laid to part tarmac and part unsurfaced, with frontage to B1070. We are advised that there are capped mains (electricity, water and sewage) to site.

ACCOMMODATION

Total **0.43 Acres (0.17 Hectares)**

The above floor areas are approximate and have been measured on a gross external basis.

TENURE

The property is offered for sale upon freehold terms.

PLANNING

The property has outline planning consent for the development of four single storey B1 Office/business units totaling approximately 3,875 sq. ft. (360 m²), granted under Babergh (and Mid Suffolk District Councils) Ref: B/15/00673, forming part of the wider development consent for Land North West of Moore's Lane, East Bergholt, Suffolk.

PRICE

£325,000 exclusive.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

ADMINISTRATIVE FEE

Upon terms being agreed and prior to Solicitors being instructed, the prospective tenant or purchaser is to pay an administrative fee of £250 plus VAT to Kemsley LLP. This fee will cover all associated administrative costs including any referencing fees incurred.

CONTACT

Strictly by appointment via sole agents:

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