

LAND TO THE REAR OF 14 - 22 STOKE STREET

Ipswich, Suffolk, IP2 8BX



Key Highlights

- Site with full planning permission for 31 apartments (29 new build and 2 conversion)
- Prominent centre of town position
- Freehold sale
- Site Approximately 0.19 Hectares (0.48Acres)
- Guide Price £600,000

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Block 1-0 Ground Floor Plan



Block 1-1 First Floor Plan



Block 1-2 Second Floor Plan



Block 1-1a Lower Mezzanine Level



Block 1-2a Upper Mezzanine Level



Opportunity

To develop an apartment scheme overlooking the waterfront as per the granted planning consent IP/19/00369/FUL. The planning permission is for 29 new apartments set in two blocks and 2 conversion flats in the former Defiance public house. The new build element will comprise of one six story apartment block along the waterfront, comprising of 18 x Two bedroom flats, and a four story apartment block comprising of 4 x One bedroom flats, 4 x Studio flats and 3 x Two bedroom flats. The conversion part of the Site will accommodate 2 x One bedroom flats. There will be 16 car spaces, 26 bicycle and bin storage on the ground level.

The dwelling 14 Stoke Street, a derelict house is outside of the planning permission and may be available by separate negotiation. The vendor requests unconditional offers only and the site is marketed by Private Treaty. The vendor has the right of not accepting any bid or offer on the site.

Location

Ipswich is the county town of Suffolk. It is located on the estuary of the River Orwell and over the last ten years there has been extensive development centred around the former industrial docks known as the waterfront. Despite a number of attempts for city status, Ipswich remains a town with a resident population of 133,384 (2011 census) however it has a primary catchment population of approximately 386,000.

The town has five road junctions with the trunk road A14, which links with the largest container port in the UK, Felixstowe, about 15 miles to the east, and also with the trunk road A12 which gives the most direct link to London (approximately 70 miles to the south west) and to the north east to Lowestoft, small market towns and the Heritage Coast. The A14 provides trunk road and motorway networks to Cambridge (approximately 52 miles to the west) Norwich (approximately 42 miles to the north west) and also to the rest of East Anglia and the UK. Ipswich station is approx. 0.5 miles/7mins walk to the west and provides railway links to Norwich and London with best journey times of 38 mins and 67 mins respectively.

Site Description

Land at 14-22 Stoke Street, is South West of Ipswich Waterfront, the largest single regeneration project in the East of England and the focus of huge commercial, cultural and institutional investment and now the regional home for Dance East and University Campus Suffolk. The waterfront comprises a variety of residential apartments and mixed leisure and professional occupiers. There are 3 hotels: Premier Inn, Travelodge and the four star Salhouse Harbour Hotel, together with Isaacs public house and microbrewery. The University of Suffolk is located on the waterfront together with a 600 unit student accommodation. Key Street links the town centre via Lower brook Street where arrange of shops, restaurants and amenities can be found.

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Planning

The Site was granted a full planning permission in accordance with the outline consent - IP/19/00369/FUL received 12.04.2019.

Demolition of single-storey extension to former Defiance PH. Re-ordering of premises to provide two flats.
Erection of buildings on land behind Defiance PH containing 29 flats

Full planning documents are located in the data room along with technical and legal documents.

HEADLINE SECTION 106 COSTS

Early Years Contribution	£24,999
Primary Education Contribution	£48,724
Highways Contribution	£11,500
Library Contribution	£496
RAMS Contribution	£3,778.59
Amenity space Maintenance Charge	£18,999

Existing Wayleaves, Easements and Right of Ways

The site will be sold subject to and with the benefit of all wayleaves, easements and right of ways, whether or not mentioned in these particulars.

Tenure and Possession

The site is available for sale on a freehold basis.

Enquiries

All enquiries or offers should be sent to for the attention of Thomas Higgins, Savills, Victoria Road South, Chelmsford, Essex CM1 1BT email Thomas.higgins@savills.com

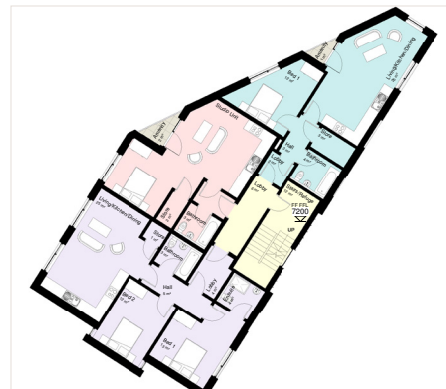
Viewing

Viewing should be arrange by prior appointment, Prospective purchasers should note that neither agent will

Block 2-0 Ground Floor Plan



Block 2-1 First Floor Plan



Block 2-2 Second Floor Plan



Block 2-3 Third Floor Plan



Block 3-0 Ground Floor Plan



Block 3-1 First Floor Plan



take responsibility for any injury or accident at the site; viewers visit the site at their own risk. Should you wish to make an appointment please contact Andy Redman 01245 293293

VAT

The property is currently not opted to tax and any guide prices quoted or discussed are exclusive of VAT. In the event that a sale or any part of it or any right attached to it becomes chargeable for the purpose of VAT, such tax shall be payable by the purchaser.

Data Room

Further planning and technical information is available from the data room

<https://savillsglobal.box.com/s/ph38f25a3769r6bsvemkwskdln78afr>

(please note it may be necessary to register an account and password in order to access the information).

Contact

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