

0.6 Acre(0.243 Hectare)Development site- For Sale



Mather Way, Ipswich, Suffolk, IP3 8BL

Location

Ipswich, the County town of Suffolk has a resident population of around 140,000 and offers good communication links via the A12/A14 to the Port of Felixstowe, the Midlands via Cambridge, M25(J.28 and to Stansted Airport via the A120.

)The site is located to the south of Ipswich town centre, directly accessed off Vernon Street leading to Wherstead Road(A137) which links with the A14(J56) Southern ring road. The area provides a mix of residential, offices, industrial and other commercial uses overlooking the River Orwell and close to the town's Marina which has seen considerable residential/commercial development in recent years.

Description

The site, which is level and fairly regular in shape is accessed via Mather Way and is currently open land. The site has a site area of approximately 0.6 Acres(0.243 Hectares).

Town Planning

The site along with adjoining land to the west(extending to approximately 0.322 acres) has previously benefited from planning permission(06/00355/FUL) for the erection of an up to 7 storey residential block for 47 flats, ground and first floor commercial(B1)/restaurant/retail(A1), underground car park, landscaping, access and associated works.

Services

All main services are understood to be available adjacent to the site. Interested parties should make their own investigations of the relevant statutory undertakers.

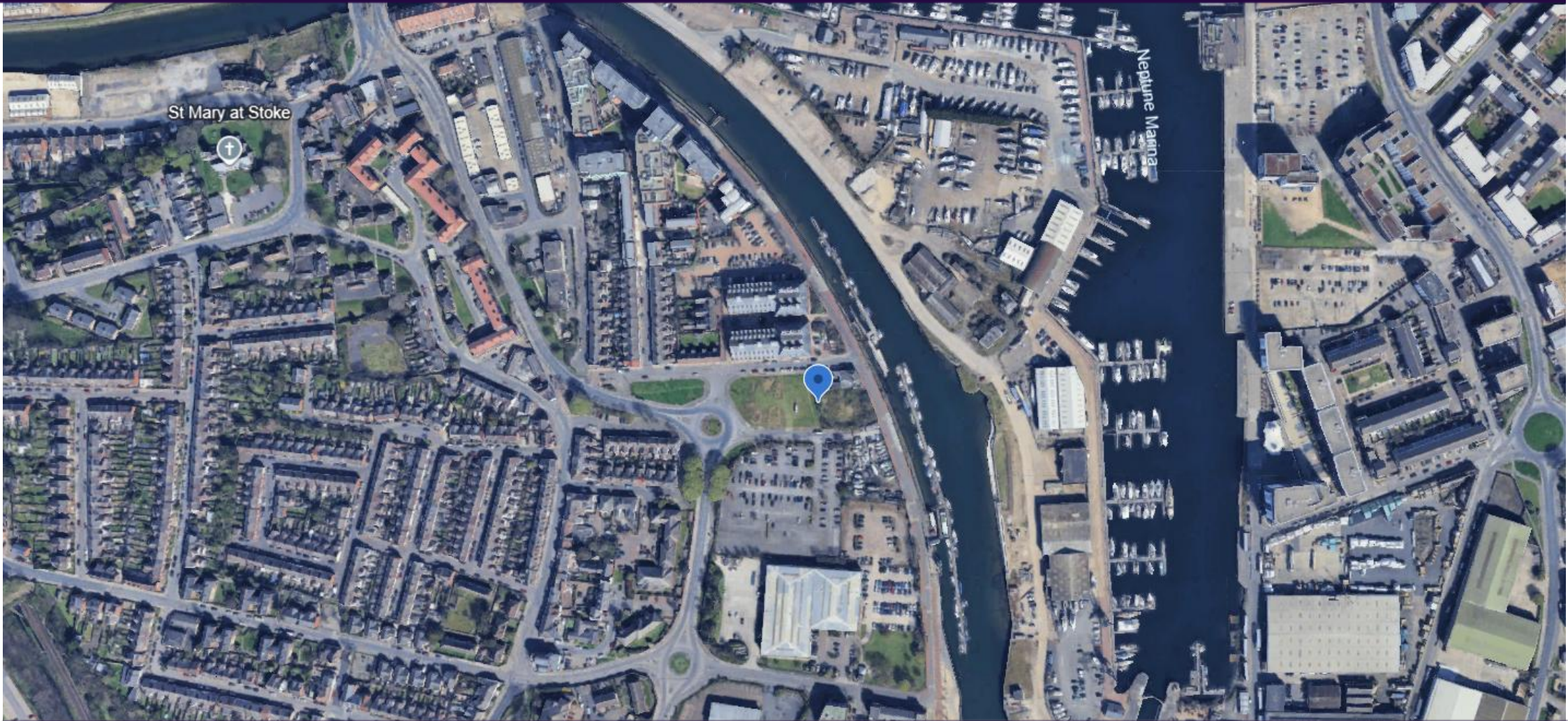
Terms

Freehold offers of £650,000 are sought, either subject to planning or unconditional. Consideration would also be given to a sale of the adjoining site (0.322 acres) which is in separate ownership. Terms upon request. Beresford's our parent company would seek to be instructed as agent on all new homes being sold.

Viewings

By prior appointment only with Sole Agents Whybrow.





Maria Newman
m.newman@whybrow.net
01206 577667



Chantelle Goodyear
Chantelle.goodyear@whybrow.net
01206 577667

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01206 577667 | info@whybrow.net | whybrow.net

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