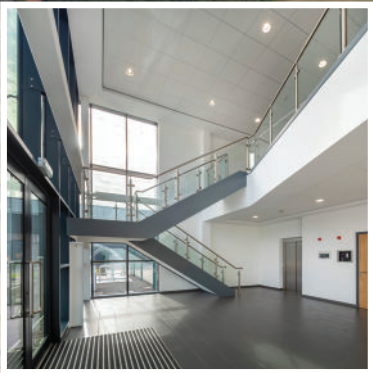


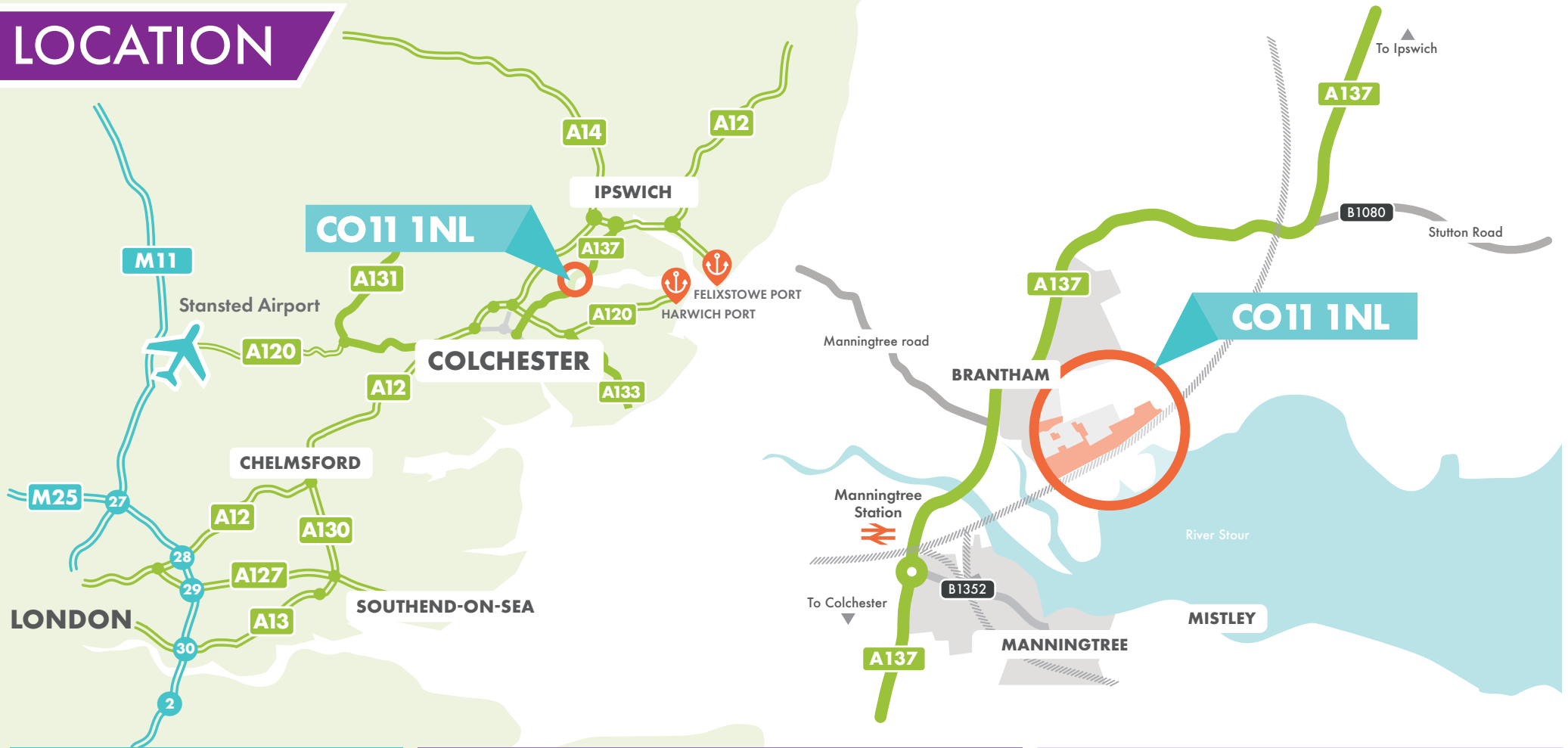
FACTORY LANE, BRANTHAM, SUFFOLK, CO11 1NL

- ▶ FOR SALE OR TO LET
- ▶ SERVICED PLOTS & DESIGN AND BUILD OPPORTUNITIES
- ▶ CLASS USES: E/B2/B8



PROPERTY DETAILS

LOCATION



**FOR SALE OR TO LET
SERVICED PLOTS &
DESIGN AND BUILD
OPPORTUNITIES**

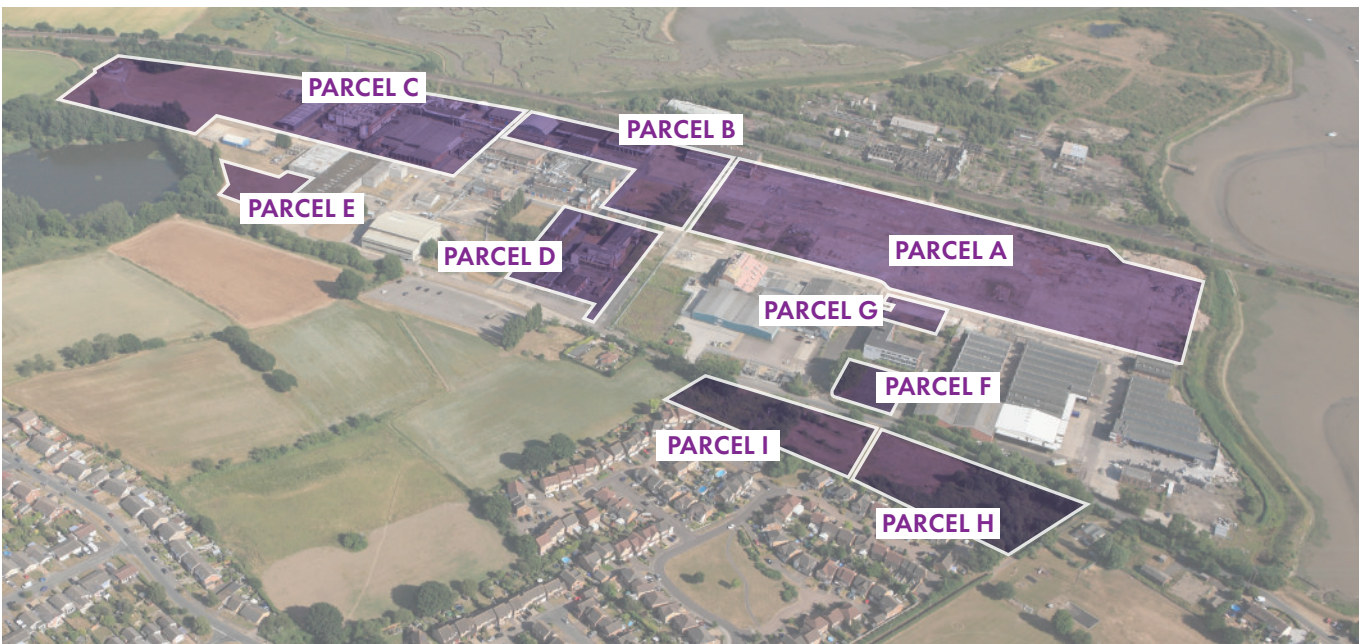
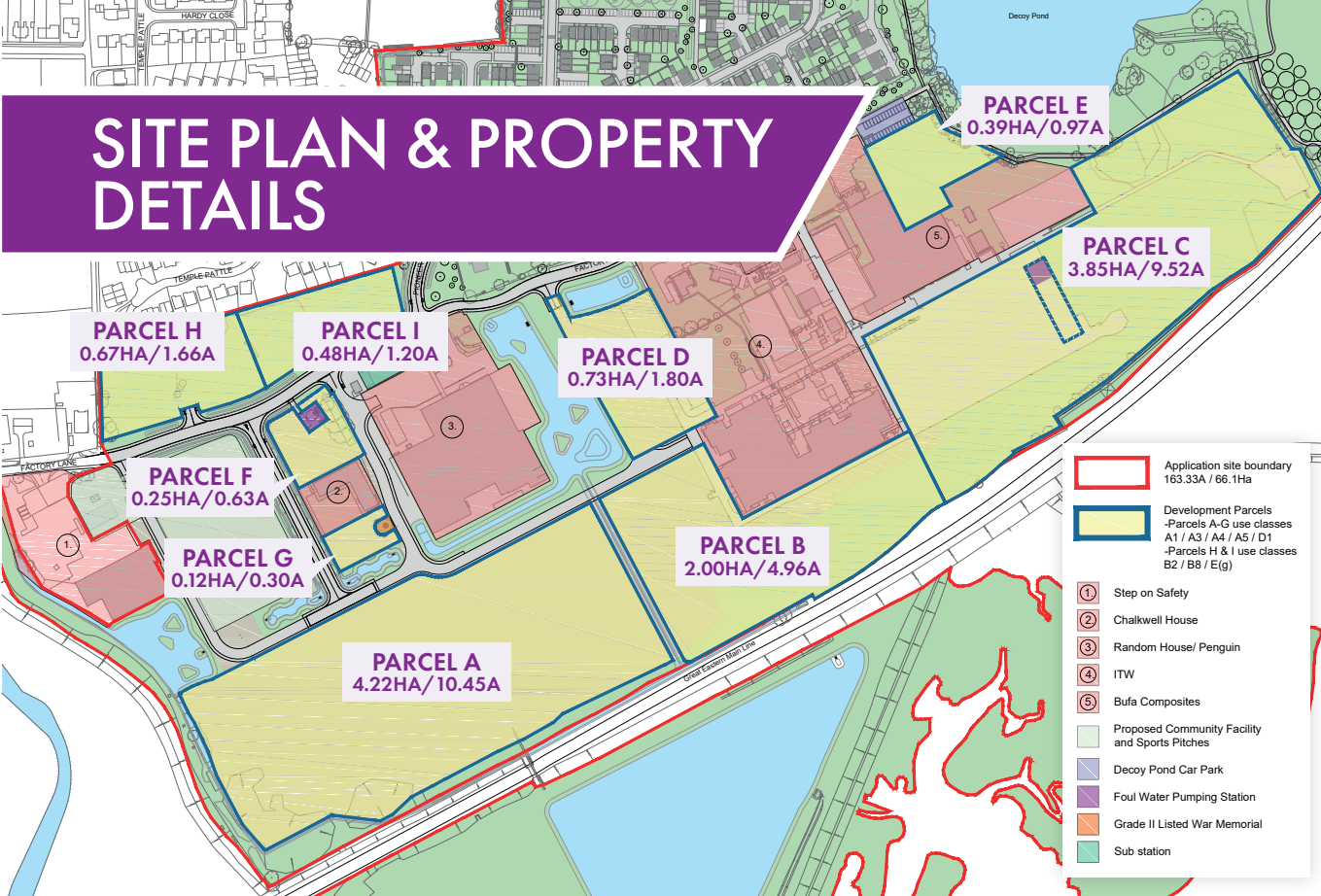
- ▶ DEVELOPMENT SITES FROM 0.97 TO 10.45 ACRES.
- ▶ PLOTS AVAILABLE FOR SALE OR DESIGN & BUILD.
- ▶ ALL MAINS SERVICES AVAILABLE.
- ▶ OUTLINE PLANNING CONSENT FOR EMPLOYMENT, RETAIL AND COMMUNITY USES.
- ▶ OF INTEREST TO OWNER OCCUPIERS AND TENANTS.

Location

The village of Brantham is located on the northern banks of the River Stour, approximately 8 miles south of Ipswich (A137) where it links with the A14 (Southern Bypass) and 11 miles north east of Colchester, providing immediate access to the busy port of Felixstowe, Ipswich, the Midlands via the A14 at Cambridge and via the A12 to the M25.

The site is accessed from the A137 via Factory Lane into the site which is bounded to the south by the busy, high speed Norwich to London Liverpool Street trainline. Regular services are provided from nearby Manningtree train station.

SITE PLAN & PROPERTY DETAILS



Description

The land comprises a number of level and regular shaped plots served by internal estate roads on the western edges and these are surfaced with hardcore. Some of the remaining land is concrete surfaced where redundant buildings have now been demolished plus an undeveloped area to the eastern edge of the site.

Planning

Outline planning permission has been granted (B/15/00263) for approximately 44,123 sqm of plots from Class E, B2 and B8 employment uses and 720sqm of Class A1, A3, A4 and A5 uses and Class D1 community uses. Detailed permission was granted for new infrastructure, which included road improvements, drainage, landscaping and a new site road. This is now in place.

Interested parties should contact Babergh District Council on 0300 123 4000.

Accommodation

Parcel A	10.45 Acres
Parcel B	4.96 Acres
Parcel C	9.52 Acres (can combine with Parcel B)
Parcel D	1.8 Acres
Parcel E	0.97 Acres
Parcel F	0.63 Acres
Parcel G	0.3 Acres
Parcel H	1.66 Acres
Parcel I	1.2 Acres (can combine with Parcel H)

Terms

Consideration will be given to the freehold sale or letting of serviced plots.

Consideration may be given to the development of bespoke buildings to suit an occupiers specific requirements from 10,000 Sq Ft subject to covenant status. These buildings can be made available on Full Repairing and Insuring terms for a minimum institutional term of 10 years, subject to covenant status, or freehold.

Asking terms

Terms upon request.

VAT

All prices/rents quoted are exclusive of Value Added Tax which may be applicable.

Service Charge

A service charge will be levied to cover the cost of maintaining the internal service road including lighting, landscaping, and insurance. Further information is available upon request.

Business Rates

The sites are not yet assessed for business rates.

Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.

**For viewings and
further details
please contact
Sole Agents**



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