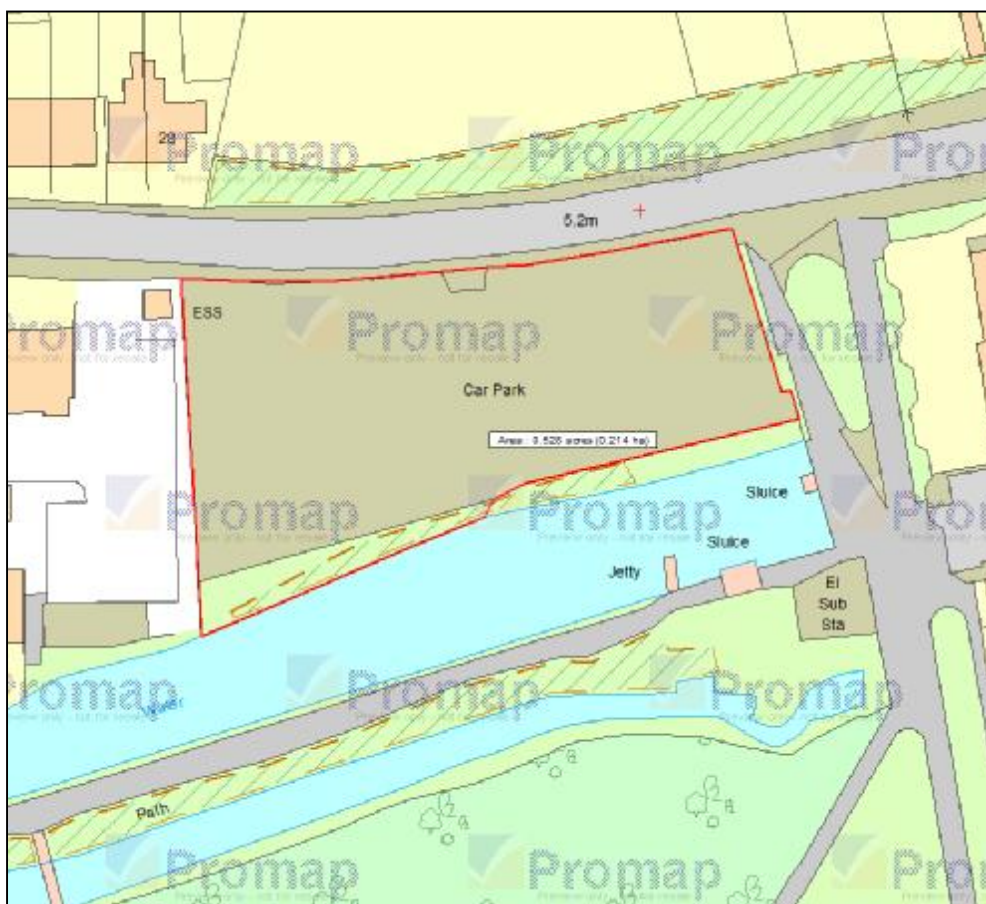
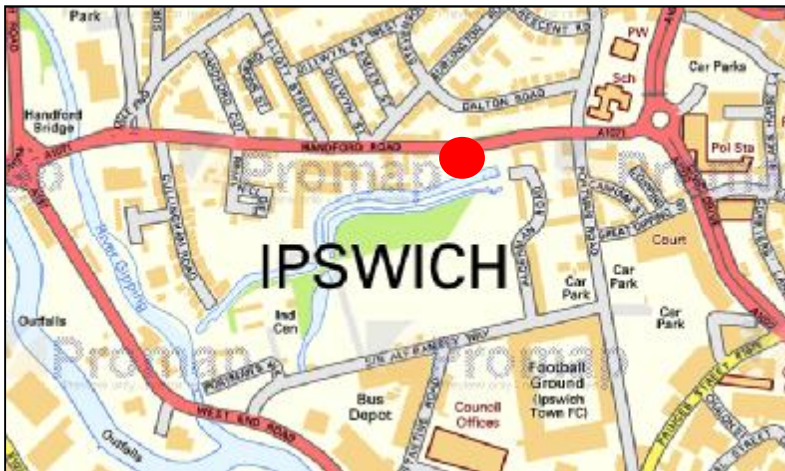


Surfaced Site Approx. 0.54 Acres
Currently used as a car park
Potential residential development



Handford Road, Ipswich IP1 2BH

For Sale Freehold – Offers Invited



Situation & Description

The property comprises a surfaced, level car park with an 'in' and 'out', marked to provide 70 parking bays, with a prominent frontage to Handford Road. The recently completed McCarthy & Stone scheme, Booth Court, lies immediately adjacent to the south whilst the junction with Portman Road lies a short distance to the north with the town centre beyond. The town centre, with a mix of leading retailers and civic buildings etc are all within easy walking distance.

Handford Road represents the main artery linking the town centre with the A12/A14 and this is therefore a high profile site convenient for the town centre which would lend itself for both residential development or a variety of commercial uses.

Planning

We understand that the site is allocated in the Local Plan for residential development with an estimated capacity of 20 dwellings and, as such, proposals for residential development will be supported in principal – and perhaps capable of being increased in number/density where there is high density three storey flat development to both sides of the site. We understand that a 15% affordable housing element will be required unless it can be demonstrated that this is not viable. Applicants are invited to discuss any aspects of their proposals with Ipswich Borough Council planning department, Tel: 01473 432000.

Note: We understand the existing car park consent is a temporary approval expiring in December 2018.

Important Notice

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Data Room

An electronically accessible data room has been established containing the relevant information a purchaser will require to formulate a bid. This can be accessed at:

<https://sites.savills.com/Handfordroad/>

Tenure

The property is offered for sale freehold with full vacant possession.

Price

Consideration will be given to offers on either an unconditional or subject to planning basis.

VAT

We understand that VAT is applicable in this instance.

Legal Costs

Each party to bear their own legal costs.

Further Information

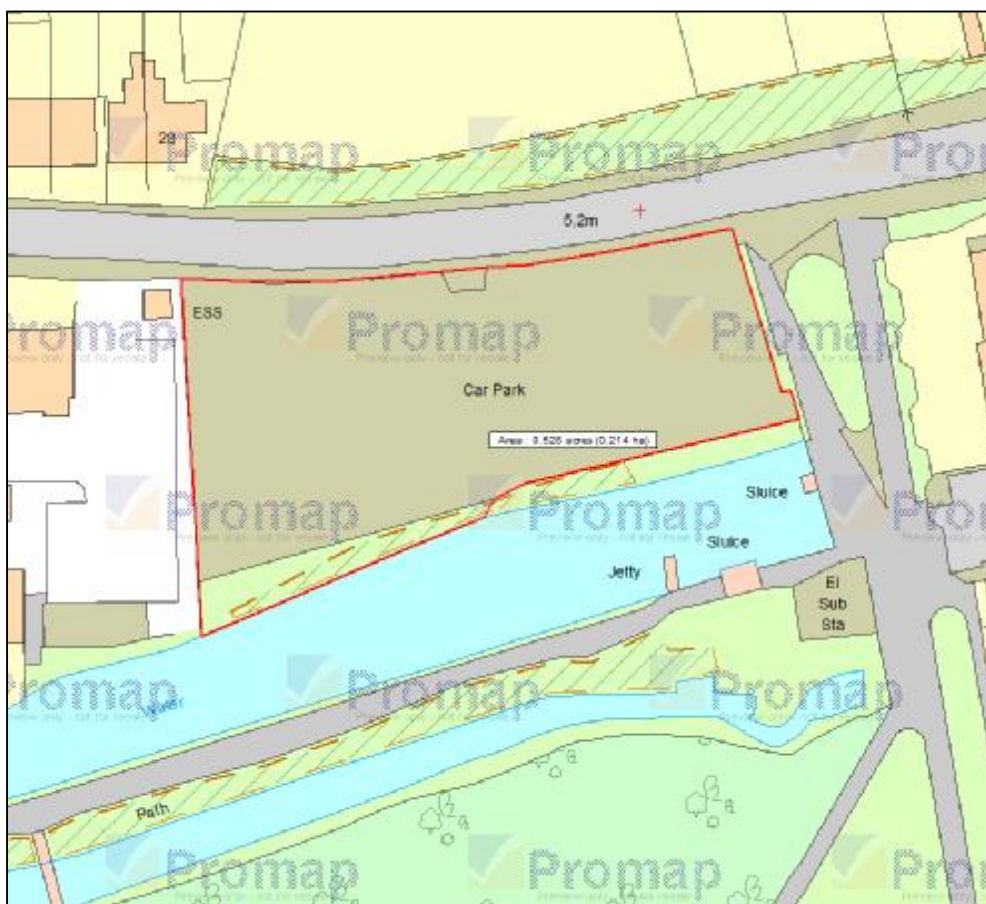
Please contact:

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01473 234835
cmoody@savills.com

For details of the new homes market please contact:

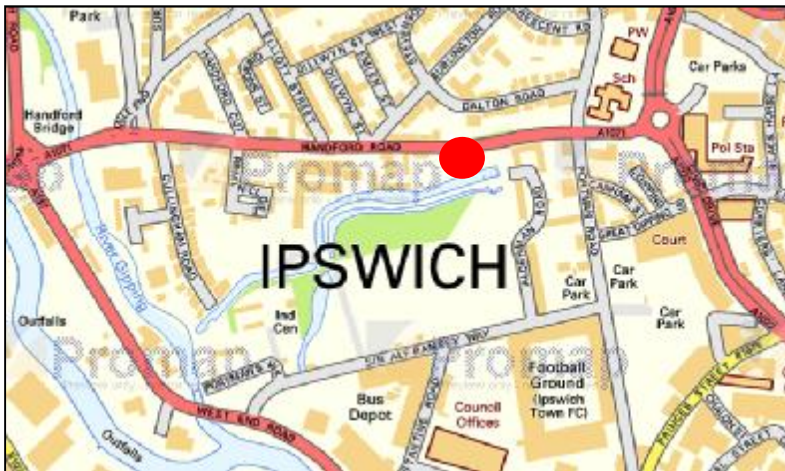
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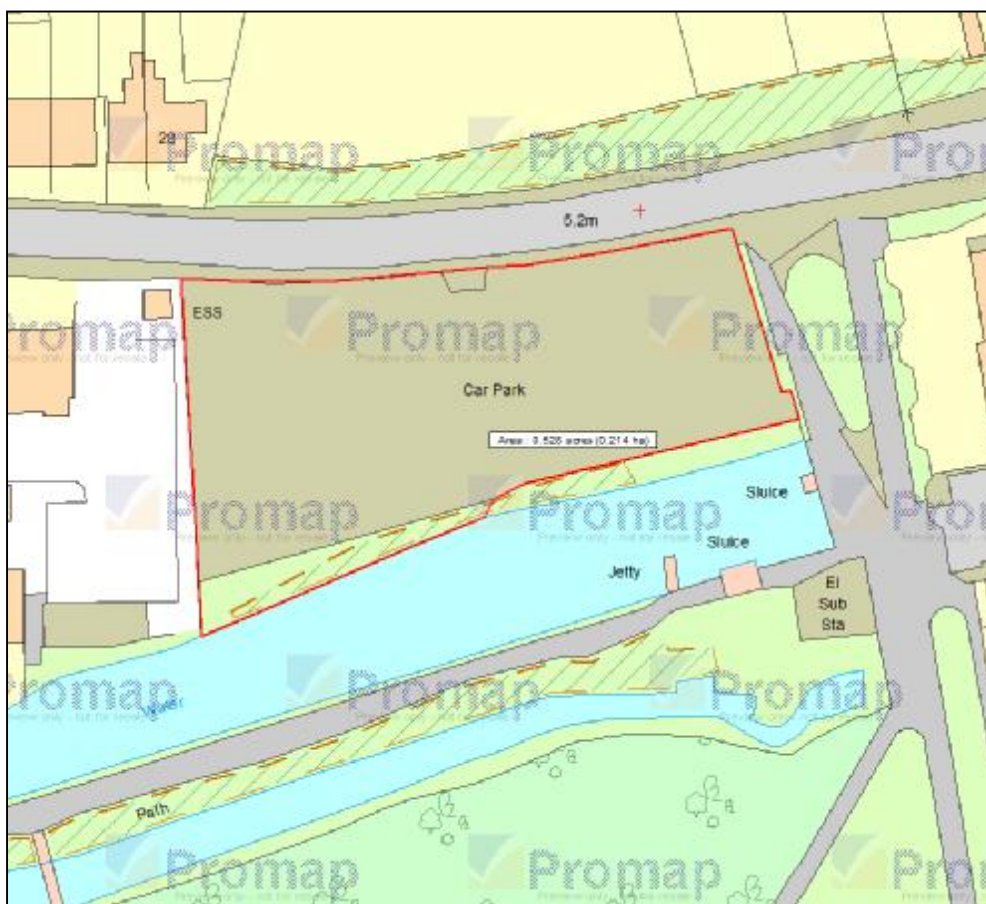
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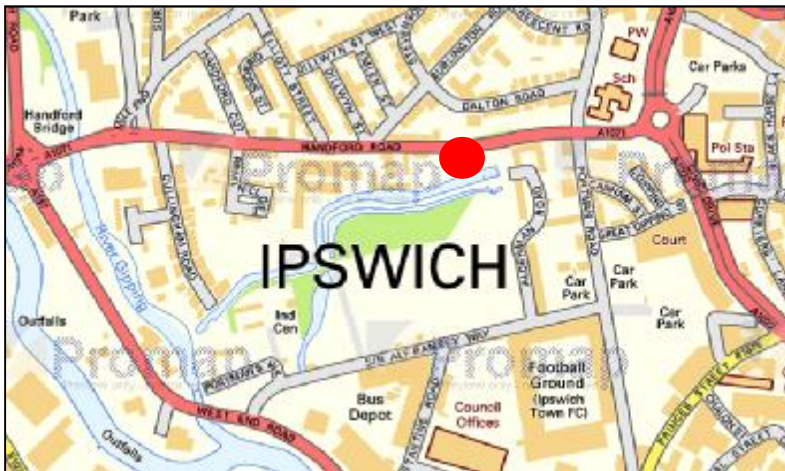
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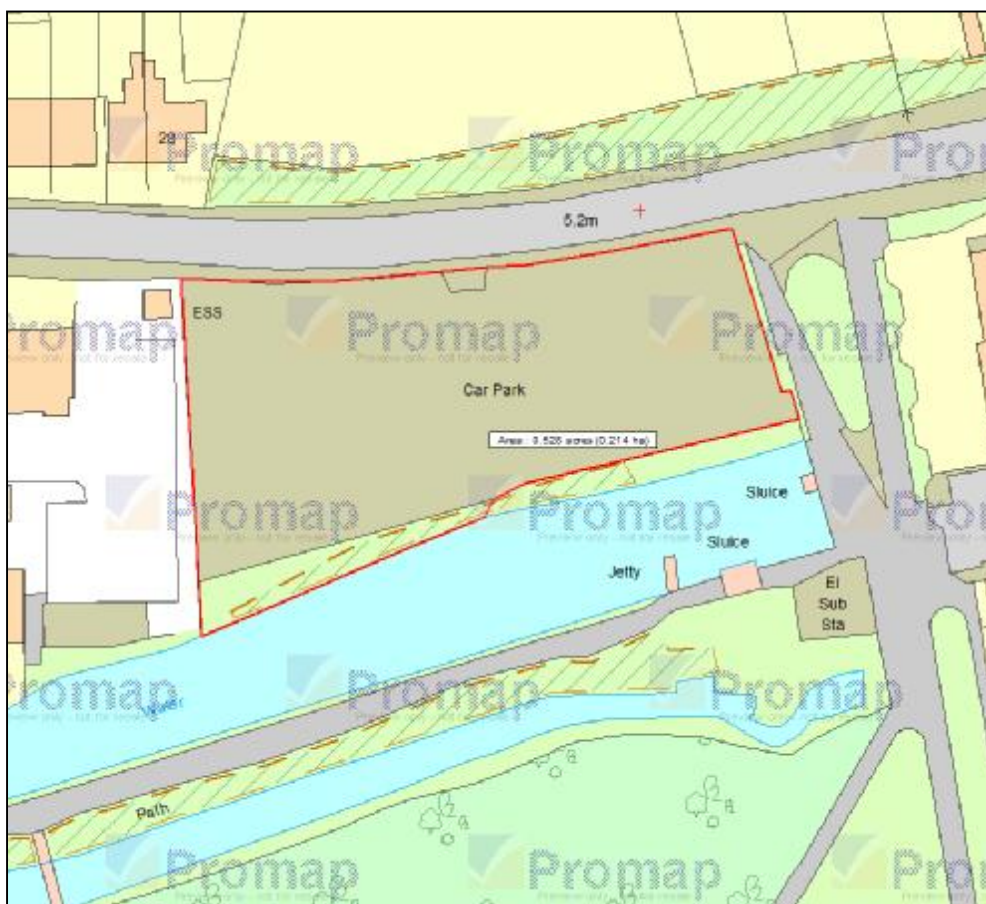
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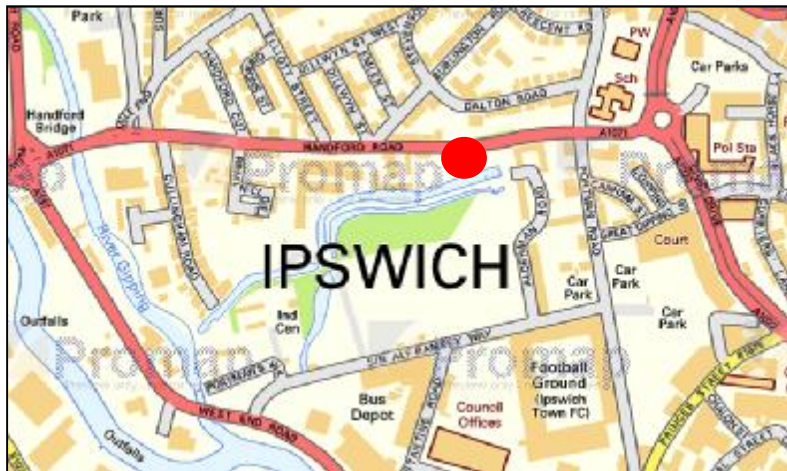
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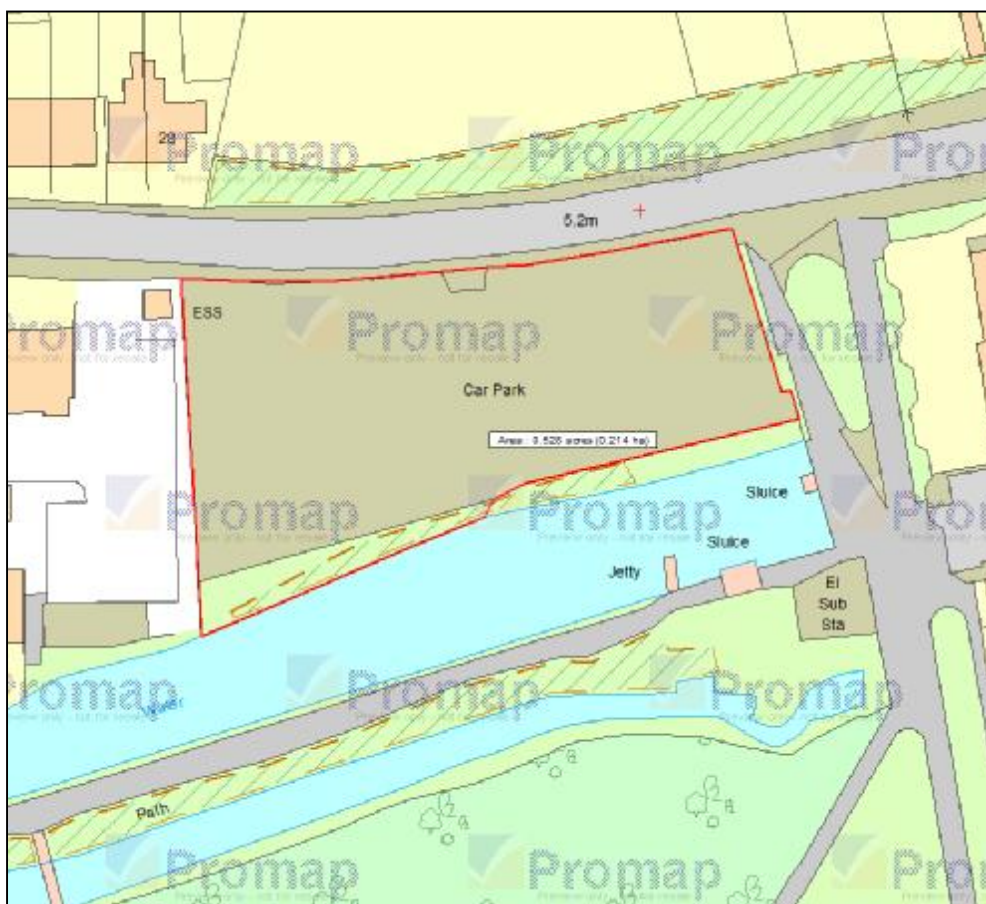
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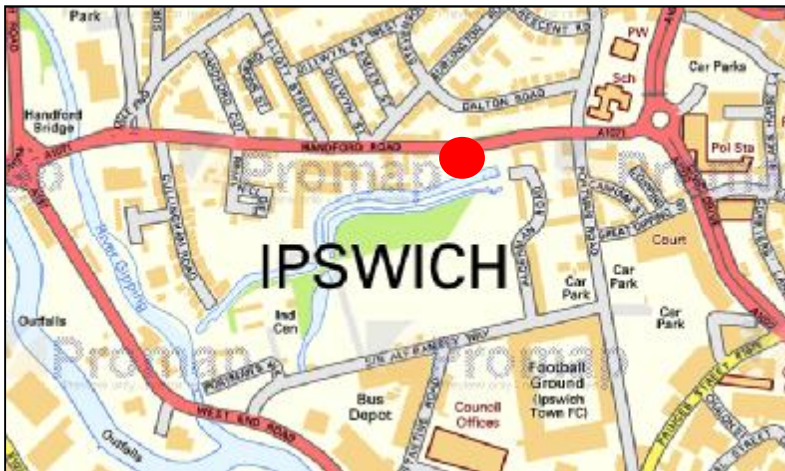
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