Plots 5 & 6 Lawn Park Business Centre

VENTURE ROAD, WOOLPIT, BURY ST EDMUNDS, IP30 9RZ

For Sale – Open Storage & Commercial Development Land – Plots of 2 and 5 acres (0.81 and 2.02 hectares)



Indicative Site Plan

KEY HIGHLIGHTS

- Open Storage & Development Plots
- 2 and 5 acres
- Development ready
- Part of an established business park adjacent to A14
- Planning consent for E(g)/B2/B8 uses
- Freehold for Sale



LOCATION

Lawn Park Business Centre is situated on the outskirts of Woolpit, immediately adjacent to the A14 between Bury St Edmunds approx. 9 miles to the west, and Stowmarket approx. 5 miles to the south east. The A14 provides fast access to the ports of Felixstowe, Ipswich and Harwich via the A12 The site is accessible by J.47A from the West and J.49 from the East.

DESCRIPTION

Lawn Park Business Centre is an established, modern business park which benefits from easy access to the Port of Felixstowe, the UK's largest container port, the Port of Harwich and London Stansted Airport, making it an attractive base for a range of occupiers. Its position close to the A14 provides direct connectivity to the M11 and the wider UK motorway network and the A12. Existing occupiers include Bacton Logistics, Truck East, Precon Products, and Adanac.

Located within approximately 1 hour of Sizewell C (35 miles), Lawn Park Business Centre is well-positioned to support one of the UK's largest infrastructure projects and provides the opportunity to service the extensive construction, engineering, logistics, manufacturing and professional services supply chain requirements that will arise throughout the construction and operational phases of the project.

Plots 5 & 6 are accessed from Venture Road and provide approx. 5 acres and 2 acres respectively.

The plots are served by a 1 MVA transformer and there is an existing water supply located in the south west corner of the site adjacent to the main supply. An attenuation pond has been constructed to serve the plots.

PLANNING

Plot 5 benefits from a hybrid detailed planning consent for B8 and E(g) uses subject to reserved matters (application DC/22/04002).

Plot 6 has the benefit of the grant of a reserved matters approval for B2, B8 & E(g) uses (application DC/26/00363) relating to the earlier outline consent granted under application DC/22/04002.The consent provides for 2 new industrial/warehouse buildings of approx. 13,692 sq ft and 22,689 sq ft.

SIZEWELL C

The Sizewell C project represents one of the largest infrastructure investments ever undertaken in the East of England and is expected to deliver significant long-term benefits for businesses across Suffolk and the wider region. The project is forecast to inject around £4 billion into the regional economy, creating substantial opportunities for local contractors, manufacturers, logistics providers, retailers, hospitality operators and support services.

The project is forecast to support around 70,000 jobs across the UK, including approximately 2,600 construction jobs in Suffolk, alongside a significant number of apprenticeships and skills training opportunities that will help develop the local workforce.

Plots 5 & 6 Lawn Park Business Centre

Venture Road, Woolpit, Bury St Edmunds, IP30 9RZ



SERVICES

We understand that mains water, electricity and drainage are available to the perimeter of the site. Interested parties are advised to make their own enquiries of the relevant service providers.

LEGAL COSTS

All parties to be responsible for their own legal costs.

ANTI MONEY LAUNDERING

In accordance with the latest Anti Money Laundering Legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

TENURE

Freehold Plots available separatly or combined.

GUIDE PRICE

Upon Application.

CONTACT

For further information please contact:

Nick O'Leary

nick.oleary@savills.com
07725 372577

savills

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 | 24.09.2026