



STANTON BUSINESS PARK

SHEPHERDS GROVE | STANTON | BURY ST EDMUNDS | IP22 2PY

FOR SALE / TO LET

TURNKEY OPPORTUNITIES UP TO 1 MILLION SQ FT

PLOTS FROM 2 - 68 ACRES

SUITABLE FOR A VARIETY OF USES INCLUDING INDUSTRIAL,
OFFICES, R&D AND WAREHOUSING - S.T.P

WWW.STANTONBUSINESSPARK.COM

JAYNIC



THE MASTERPLAN

Jaynic is promoting 91.5 acres (37.03 ha) of allocated land at Shepherds Grove for a number of years and have created a draft masterplan (subject to consultation) for its future commercial development. This masterplan includes a variety of employment uses and significant investment in local infrastructure, including a new access off of the A143 with an estate road (to be adopted), linking through to Shepherds Grove West.



PLANNING

The site is identified for Employment Use as part of adopted and proposed local plan policy.

The site is suitable for general employment:

- E(g) Offices, Research & Development and Light Industrial
- B2 General Industrial
- B8 Warehousing/Distribution

THE OFFER

We are offering turnkey properties or plots on either a freehold or leasehold basis subject to planning.

INDICATIVE TIMELINE

- Masterplan approved - 2025
- Planning application process - 2026
- Enabling infrastructure and plots available for development - 2027

AVAILABILITY

Plot 100 – 2.13 ac (0.86ha)
Buildings up to 17,500 sq ft
(1,626 sq m)

Plot 200 – 2.67 ac (1.08ha)
Buildings up to 48,000 sq ft
(4,458 sq m)

Plot 300 – 3ac (1.29ha).
Buildings up to 50,000sqft
(4,646 sq m).

Plot 400 – 4.03 ac (1.63ha)
Buildings up to 70,000 sq ft
(6,503 sq m)

Plot 500 – 68 ac (27.5ha)
Buildings up to 1 million sq ft
(92,902 sq m)



MASTERPLAN



what3words | musically.expand.requests

EMPLOYMENT NUMBERS



**264,600 WORKING
AGE POPULATION
WITHIN ONE HOUR
DRIVE TIME**



**91.23% QUALIFIED TO
NVQ1 AND ABOVE
COMPARED TO 87.7%
IN GREAT BRITAIN**



**16.5% WORK IN
MANUFACTURING, TRANSPORT
& STORAGE COMPARED TO 13%
IN GREAT BRITAIN**



LOCATION

Stanton Business Park is located on the A143, 11 miles from the market town of Bury St Edmunds which is adjacent to the A14 trunk road, the primary trunk route between Felixstowe in the east (the UK's largest container port) and in the west to key infrastructure such as M11, A11, A1(M), M1 and M6 in the Midlands.

Stanton Business Park will be accessed directly from the A143 (the route linking Bury St Edmunds and Diss) via a new roundabout which will be constructed as part of the masterplan for the site.

Destination	Approx. Time	Distance
Bury St Edmunds	20 mins	11 miles
Cambridge	56 mins	39 miles
Norwich	50 mins	33 miles
Felixstowe	60 mins	42 miles
Ipswich	40 mins	28 miles
Diss	17 mins	10 miles

**FELIXSTOWE PORT IS THE PRIMARY ROUTE
FOR EXPORT TO EUROPE**



RESULTS DRIVEN LAND PROMOTION AND BUSINESS SPACE DEVELOPMENT



Jaynic's 30,000 sq ft EpiCentre at Haverhill Research Park



Innovation and Skills Centre , Gateway 14, Stowmarket



Greene King Brewery , Suffolk Park, Bury St Edmunds

ABOUT THE DEVELOPER

Jaynic is an established property company focusing on land promotion and business space development in the south and east of England.

Over the last 5 years Jaynic has developed over 3m sq ft of business space in Suffolk.

We have been responsible for the creation of several major employment sites in West Suffolk and further afield including:

- Suffolk Park, Bury St Edmunds
- Gateway 14, Stowmarket
- Haverhill Business Park
- Haverhill Research Park
- Buckingway Business Park, Cambridge
- University of Essex Knowledge Gateway, Colchester

For more information visit: jaynic.co.uk

Stanton Business Park provides an exciting opportunity to bring forward and deliver modern quality commercial space to serve businesses throughout West Suffolk and the East Anglia region.



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Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include: (a) Corporate structure and ownership details, (b) Identification and verification of ultimate beneficial owners, (c) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

Conditions under which particulars are issued: the agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of The Agents has any authority to make or give any representation or warranty whatever in relation to this property. VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; The Agents will not be liable, in negligence or otherwise for any loss arising from the use of these particulars. Designed and produced by Creativeworld. T: 01282 858200, June 2025.

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