

Interchange 55

LONDON ROAD, IPSWICH, SUFFOLK, IP8 3TQ

For Sale - Commercial Development Land - 15.89 acres (6.43ha)



KEY HIGHLIGHTS

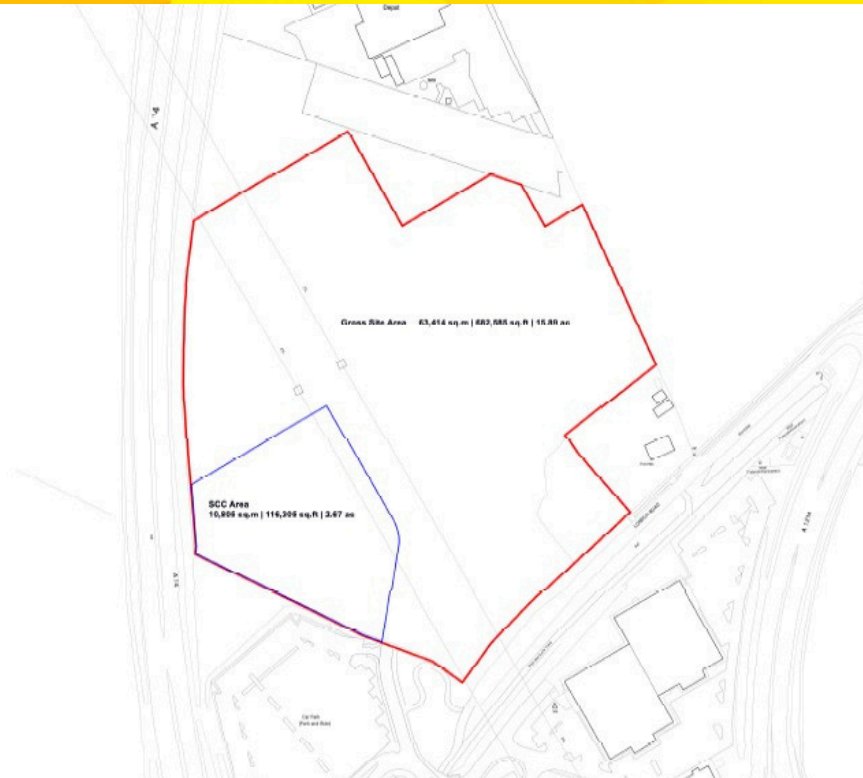
- Commercial Development Site
- Gross Site Area 15.89 Acres (6.43 ha)
- Adjacent to Interchange Retail Park & Tesco Extra
- Strategic location with excellent road communications to the Port of Felixstowe and national motorway network
- Close proximity to J.55 of A14 with it's intersection of A12
- Planning consent for E(g)(iii)/B2/B8 uses in place



LOCATION

Ipswich is the county town of Suffolk with a population of 136,913 (2019). It sits adjacent to the A14 and the A12 which provides excellent road links to the M25 and London to the south west and Cambridge and country's motorway network to the west. The town is served by the Port of Ipswich on the River Orwell and the International Container Port of Felixstowe lies 14 miles to the south east. Main line rail services from Norwich provide links with London Liverpool Street station with a journey time of approx. 74 minutes.

The site is accessed through and sits adjacent to Interchange Retail Park via London Road (A1214) and sits approx. 0.5 miles (0.8km) from Junction 55 of the A14 at its intersection with the A12.



DESCRIPTION

Interchange 55 comprises a parcel of commercial development land with planning consent in place for E(g)(i,ii,iii), B2 & B8 uses and extends to approx. 15.89 acres (6.43 ha) on a gross area basis. The site sits in a prominent position adjacent to the A14 and is accessed via the existing road network serving the Interchange Retail Park and the London Road - Park & Ride. Occupiers on Interchange Retail Park include; Currys, Tesco, McDonalds, Burger King, B&M Home Store, Costa, Pizza Hut and Next.

The site lies within close proximity to Junction 55 of the A14 at its intersection with the A12, therefore providing excellent road links to the Port of Felixstowe, London/M25 and the Midlands/The North.

Since the grant of planning consent in December 2022 a number of conditions have been discharged and consent granted for a Reserved Matters Application in relation to Phase 1 infrastructure, incorporating access and drainage to the first two development plots. With works having been carried out on site in this regard the planning consent has been implemented.

Access to the site is to the South via the London Road - Park & Ride. An agreement is in place with Suffolk County Council in relation for the right of access over the Park & Ride allowing the developer of Interchange 55 to construct a new access road, alter the layout of the Park & Ride. The agreement requires for 2.67 acres (1.08 ha) of land to be transferred to Suffolk County Council, as shown coloured Blue on the layout plan.

The site area, excluding the area to be transferred to Suffolk County Council is 13.22 acres (5.35 ha). Taking into account landscaping requirements this represents a Net Developable Area of 11.61 acres (4.70 ha). As per the indicative layout plan showing a scheme of 9 industrial/warehousing units this can provide a total of 163,374 ft² (15,177.81 m²) of accommodation. Subject to a variation of the agreement with Suffolk County Council thus incorporating a further 2.67 acres (1.08 ha) there is potential to increase the floor area to in excess of 200,000 ft² (18,580.45 m²).

It should be noted that there are electricity pylons on site with overhead cables transecting the site from Northwest to Southeast, together with a water easement running adjacent.

The vendor has reserved a power supply of 1800 kva with UKPN for the site.

Interchange 55 offers a fantastic opportunity for the immediate development of the site with all necessary planning consents being in place.



PLANNING

The site was granted planning consent Ref: DC/21/05110 on the 22nd December 2022 for 'Hybrid Application. Outline Planning Application for Interchange 55 comprising predominantly industrial (B2 use) and warehousing (B8 use) and prospective offices, research and light industry (E(g) (i, ii, iii) uses) buildings. Full Planning Application for access to the development and associated landscaping'. Since the grant of planning a number of conditions have been discharged and consent granted to a reserved matter application Ref: DC/25/05508 with necessary implementation works being carried out on site to protect the consent.

Further details can be found on the Babergh District Council Planning Portal or alternatively from the marketing agent.

SERVICES

Mains water, electricity, gas and drainage are available to the boundary of the site. Interested parties are advised to make their own enquiries of the relevant service providers.

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EXISTING WAYLEAVES, EASEMENT AND RIGHTS OF WAY

The site is to be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether or not mentioned in this marketing brochure.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

TENURE

The site is available freehold on either an unconditional or conditional basis.

GUIDE PRICE

Upon Application

CONTACT

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