



THE STRAND

Wherstead, Ipswich, Suffolk

For Sale - Land as a whole or in separate lots

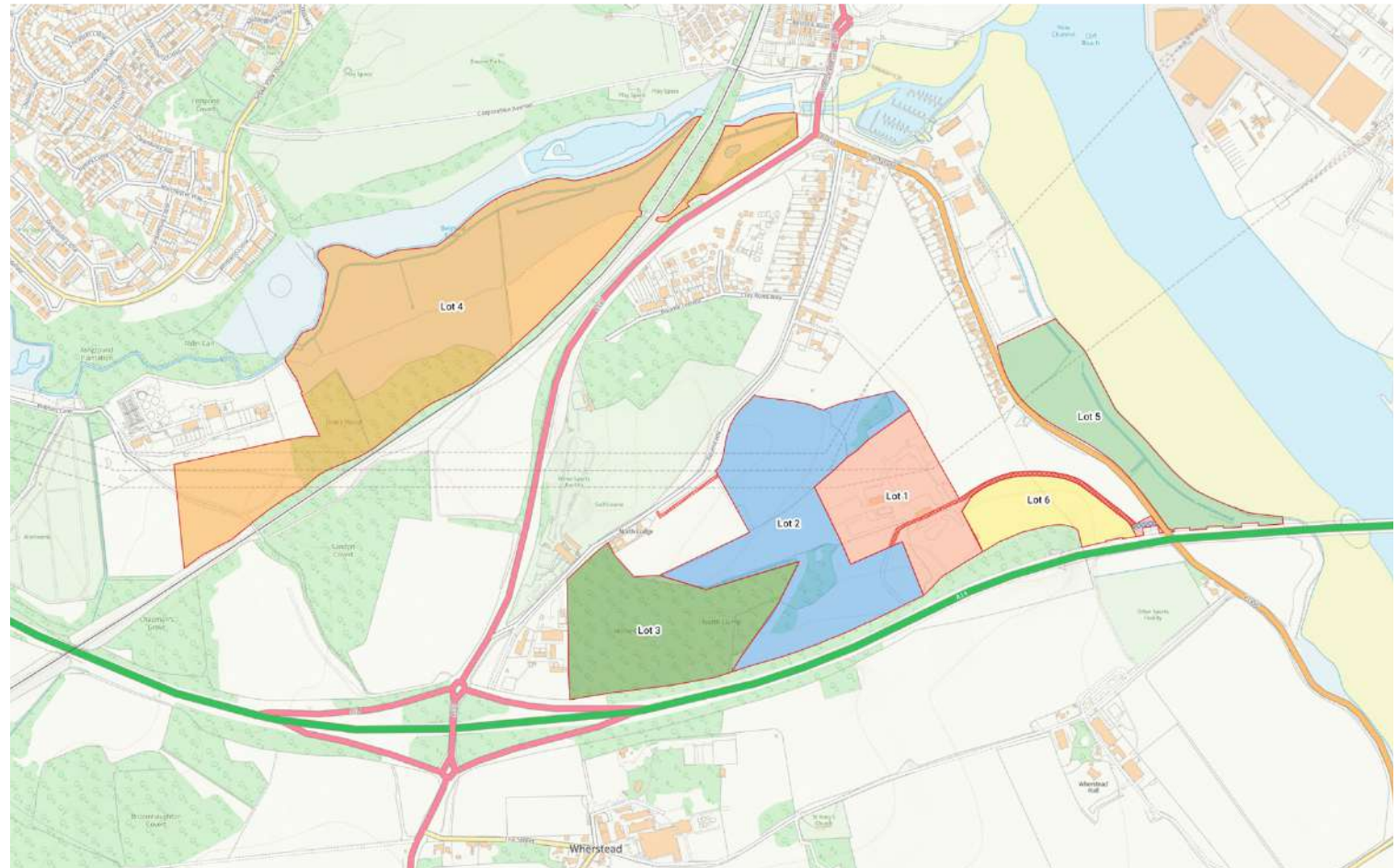


BROOKS LENEY



HIGHLIGHTS

- Rare opportunity to acquire strategic land located on the Ipswich Urban Fringe
- Close to the A14 trunk road and the Junction 56 interchange with the A14 and A137.
- Close to A137 arterial road which runs between the A14 and Ipswich Town Centre.
- Nearby to Ipswich Port, Suffolk Food Hall, Suffolk Leisure Park and residential settlements
- Opportunity for carbon offsetting and biodiversity enhancements
- Suitable for a variety of uses STP
- Lot 1 is income producing with large parts laid to concrete hardstanding offering further value enhancement opportunities



LOCATION

Summary

Ipswich is the county town of Suffolk with a population of approximately 130,000 and a catchment area of over 250,000. It occupies a strategic position close to the International Container Port of Felixstowe and the interchange of the A12 and A14 trunk roads. The town is also served by a rail service to London Liverpool Street with a journey time of approximately 75 minutes.

This opportunity provides a portfolio of land and buildings sitting in close proximity to Ipswich and the newly upgraded Junction 56 of the A14/A137 interchange. The land offers extensive opportunities for alternative uses including Biodiversity Net Gain, Carbon Offsetting and Natural Capital opportunities, as well as more traditional commercial, amenity and agricultural uses.

DESCRIPTION



Lot 1

Lot 1 comprises a parcel of land extending to 13.33 acres (5.40 ha) known as Stevins which was originally developed in 1979 as the western compound for the construction of the Orwell Bridge, which was completed in 1982.

Since the 1980's the site has been used by a variety of occupiers in whole and part as compounded hard standing.

The site is accessed by a circa 400m concrete roadway from The Strand which leads to a number of concrete pads for hardstanding and vehicle movements. In addition, there are three Nissan shelters for storage, in various forms of repair.

Parts of the site are let to Carnell Group and Volker Highways on short term agreements and produce income totalling £82,500 pax. However, there is significant potential to increase the income by the letting of further areas of the site on flexible terms.

Subject to obtaining the necessary planning consent it is believed that Stevins has potential for further commercial use. In the current Babergh District Council Local Plan (2006) the site has been allocated for hotel use under Policy RE11. The site falls within an area designated as an AONB.

It should be noted there are 132KV power cables crossing over part of the site and Virgin Media ducting under the part of the site. There are also historic HV underground cables, however it is unknown if these are in use. Furthermore there is a public foot path which crosses the concrete access road to the east of the site.

Lot 2

Lot 2 extends to approximately 25.35 acres (10.26 hectares) and comprises an area of undulating permanent grassland, which in recent years has been less intensively managed to allow the natural growth of vegetation and self-seeding trees, offering a diverse area of flora and fauna.

With a variety of vegetation species, some sparse and some dense, interspersed with young trees, Lot 2 provides a unique opportunity to acquire an area of land on the edge of Ipswich and which falls within the Suffolk Coasts and Heath Area of Outstanding Natural Beauty with a potentially high wildlife value. The land therefore provides a desirable amenity opportunity, carbon capture or Biodiversity Net Gain opportunity, and which will appeal to a wide range of potential buyers. The land presents a further opportunity for pasture land.

The land is accessed via a Right of Way off Bourne Hill to the north (shown hatched red on the attached plan), or via a potential Right of Way through Lot 1 (shown hatched red and blue) to the east.

The land is crossed by 132KV pylons and wires, which enter the land from the east and leaves the land to the north, and as can be seen on the attached plan.

The land sits in a prominent location adjoining the busy A14 trunk road, which could offer income earning opportunities (STP).



Lot 3

Lot 3 comprises a single parcel of mature woodland, which extends to approximately 17.10 acres (6.92 hectares). The woodland comprises a range of species, typically hardwood and is accessed directly from Bourne Hill.

Lot 3 provides a rare and unique opportunity to acquire a substantial woodland, with excellent access, close to Ipswich and with good road links. The woodland falls within an Area of Outstanding Natural Beauty and provides a desirable amenity opportunity as well as the potential to capitalise on carbon offsetting opportunities.

The woodland has not been subject to any Woodland Grant Scheme's during the vendors ownership.

The woodland is subject to a lease, however, the lease can be terminated on no less than six months's written notice.



Lot 4

Lot 4 extends to approximately 51.88 acres (20.99 hectares) and comprises two distinct parcels of marsh, grassland and woodland, providing a unique habitat on the edge of Ipswich. Of the total area, approximately 13.00 acres (5.26 hectares) is marsh, 10.19 acres (4.12 hectares) to woodland with the balance (28.69 acres (11.61 hectares)) being permanent grass interspersed with trees.

Lot 4 is a picturesque parcel of land, which adjoins Belstead Brook to the north, with the Bourne Park Reed Beds beyond.

The two parcels are intersected by the Ipswich main train line, with the smaller parcel also bordering the A137 and Wherstead Road.

As with Lot 2, this provides a great amenity, carbon capture or Biodiversity Net Gain opportunities. The land presents a further opportunity for pasture land.

Lot 4 has vehicular access directly off the A137, which leads to a parking area. From here, a culvert under the railway line, which is large enough for agricultural machinery, leads into the larger parcel of the two. A pedestrian access from the parking area leads into the smaller parcel of the two, but vehicular access would be available, if the area is cleared by the purchaser.

A footpath leads from Wherstead Road through the culvert and dissects the larger parcel of Lot 4, leaving via the western boundary. The land is crossed by 132KV pylons and wires to the south western corner, and as can be seen on the attached plan.

Lot 5

Lot 5, which extends to approximately 11.70 acres (4.74 hectares), offers an opportunity to acquire an area of permanent grassland adjoining and overlooking the picturesque River Orwell. The land benefits from a gated access directly Off of The Strand (B1456) and provides ample space for parking and turning.

In recent years, the land has been maintained and had a hay crop taken off it. Therefore provides an opportunity to buy a plot of well maintained pasture or amenity land with views over the River Orwell and of the iconic Orwell Bridge. Furthermore the land presents carbon capture or Biodiversity Net Gain opportunities.

A public footpath runs along the sea wall, being the eastern boundary of the land. Overhead power lines over sail a part of Lot 5.



Lot 6

The land comprising Lot 6 extends to approximately 6.12 acres (2.48 hectares) and forms a single parcel of grassland. The parcel, which is accessed via a Right of Way over Lot 1 (shown hatched blue on the attached plan), benefits from good road access directly off the The Strand.

The gently undulating parcel of land provides an opportunity to acquire a parcel of amenity or pasture land on the edge of Ipswich. A public footpath runs north-south through the middle of Lot 6.

BASIC PAYMENT SCHEME, COUNTRYSIDE STEWARDSHIP AND WOODLAND GRANT SCHEME

The land is registered with the Rural Payments Agency and the vendor has historically claimed under the Basic Payment Scheme. The vendor reserves the right to claim the 2023 claim and therefore the purchaser will be obligated to comply with the cross-compliant management requirements until the 31st December 2023.

The vendor has not entered into any Countryside Stewardship Scheme or Woodland Grant Scheme.

SPORTING RIGHTS

Sporting Rights are in hand and will be included in the sale.

MINERALS

So far as they are available minerals are included in the sale.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

As referred to within the description of the relevant Lots, lots 4, 5 and 6 are affected by a public footpath.

Lots 1, 2, 4 and 5 are also affected by 132KV pylons and/or wires, as referred to in these particulars and as can be seen on the attached plan.

In regard to Lot 2, a Right of Way is reserved in favour of the purchaser off Bourne Hill and over the adjoining land. A further Right of Way is reserved via Lot 1, providing access from the B1456. Both Rights of Way are shown hatched red on the attached plan.

In addition to the above, there is a historic Wayleave Agreement concerning low voltage and high voltage overground and underground cables, a copy of which can be provided on request. It is understood the overground cables no longer affect the property, however, it is advised that any interested party undertakes its own research in regards to the underground cables.

SERVICES

There are no services connected to Lots 2, 3, 4, 5 and 6, however, given the location of the various parcels of land, it is assumed services would be within close proximity.

METHOD OF SALE

The land is offered for sale as a whole or in lots by private treaty.

VAT

It is not expected that VAT will be charged on the sale but should the sale of the property or any Rights attached to it be deemed chargeable for the purposes of VAT, this will be payable in addition to the sale price.

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. The Purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle any party to compensation. All Plans are for identification purposes only and in the event of any discrepancies between the Plans and any area, schedule, or the Land Registry the Land Registry shall prevail.

BOUNDARY FENCING OBLIGATION

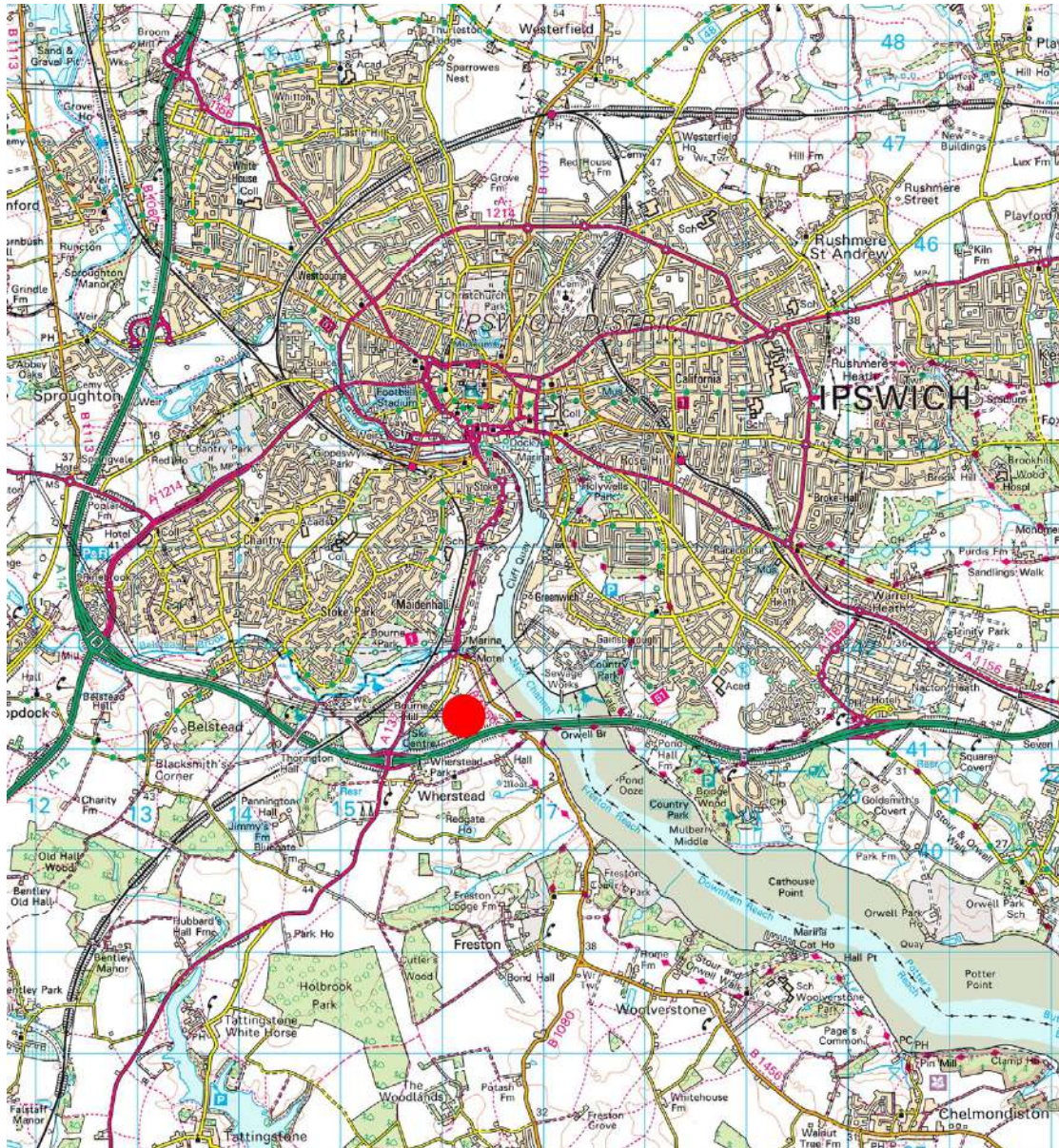
Should Lots 1 and 2 be sold to separate parties, the purchaser of Lot 2 shall be obligated to fence the boundary between Lot 1 and 2 within 6 weeks of completion, with the fencing being no less than post and two strands of wire.

SKYLARK PLOT OBLIGATION

The vendor has entered into a planning obligation to provide six 5m x 5m Skylark plots on land falling within Lots 2 and 6. More information can be provided on request.

IMPORTANT NOTES

The Purchaser shall be deemed to have full knowledge of the boundaries of the property and the ownerships thereof. The property is sold subject to any development plans, tree preservation orders, Ancient Monument Orders, Town Planning Schedules and resolutions that may or may not come into force. Any plans are deemed to be representative of the property, but no assumption should be made in respect of any parts of the property.



LEGAL COSTS

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

VIEWINGS

Strictly by prior appointment with the joint sole selling agents:

Savills

Phil Dennis

pdennis@savills.com
01473 234820
07799 221113

Brooks Leney

Gwyn Church

gc@brooksleney.co.uk
01206 879227
07399 293663



BROOKS LENEY

IMPORTANT NOTICE

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.

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, photographs 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.

Designed and Produced by Savills Marketing: 020 7499 8644 | February 2023