

SHEPHERDS GROVE | STANTON | BURY ST EDMUNDS | 1P22 2PY

FOR SALE / TO LET
TURNKEY OPPORTUNITIES UP TO I MILLION SQ FT
PLOTS FROM 2 - 68 ACRES
SUITABLE FOR A VARIETY OF USES INCLUDING INDUSTRIAL,
OFFICES, R&D AND WAREHOUSING - S.T.P
MASTERPLAN APPROVED - PLANNING TO BE SUBMITTED IN 2026





THE MASTERPLAN

Jaynic have a masterplan approved by West Suffolk Council. 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.





STANTON BUSINESS PARK what3words musically.expand.requests

EMPLOYMENT NUMBERS

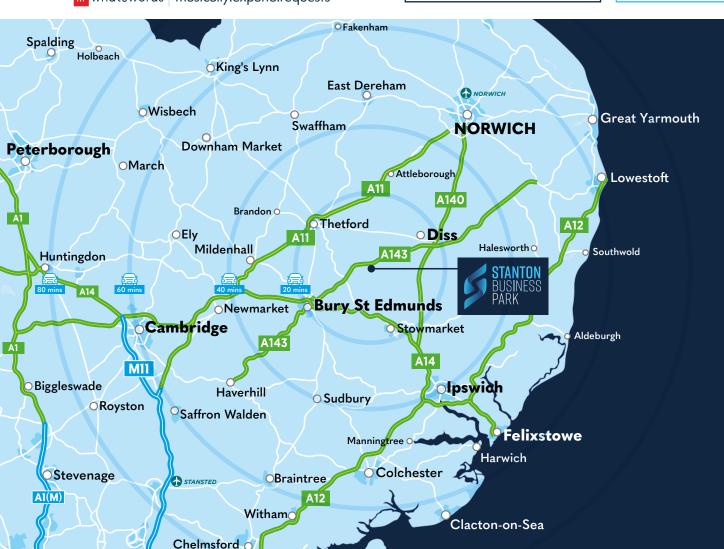




91.23% QUALIFIED TO NVQ1 AND ABOVE COMPARED TO 87.7% IN GREAT BRITAIN



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

JAYNIC

RESULTS DRIVEN LAND PROMOTION AND BUSINESS SPACE DEVELOPMENT







ABOUT THE DEVELOPER

Jaynic focusses 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, StowmarketHaverhill 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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For further information:



Phil Dennis pdennis@savills.com 07799 221113

John Madocks Wright jmwright@savills.com 07807 999635

Nick O'Leary nick.oleary@savills.com 07725 372577

ocks Wright Osavills.com



Jonathan Lloyd jonathan@hazells.co.uk 07747 003524

Richard Pyatt richard@hazells.co.uk 07717 758492

WWW.STANTONBUSINESSPARK.COM

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. December 2025.

