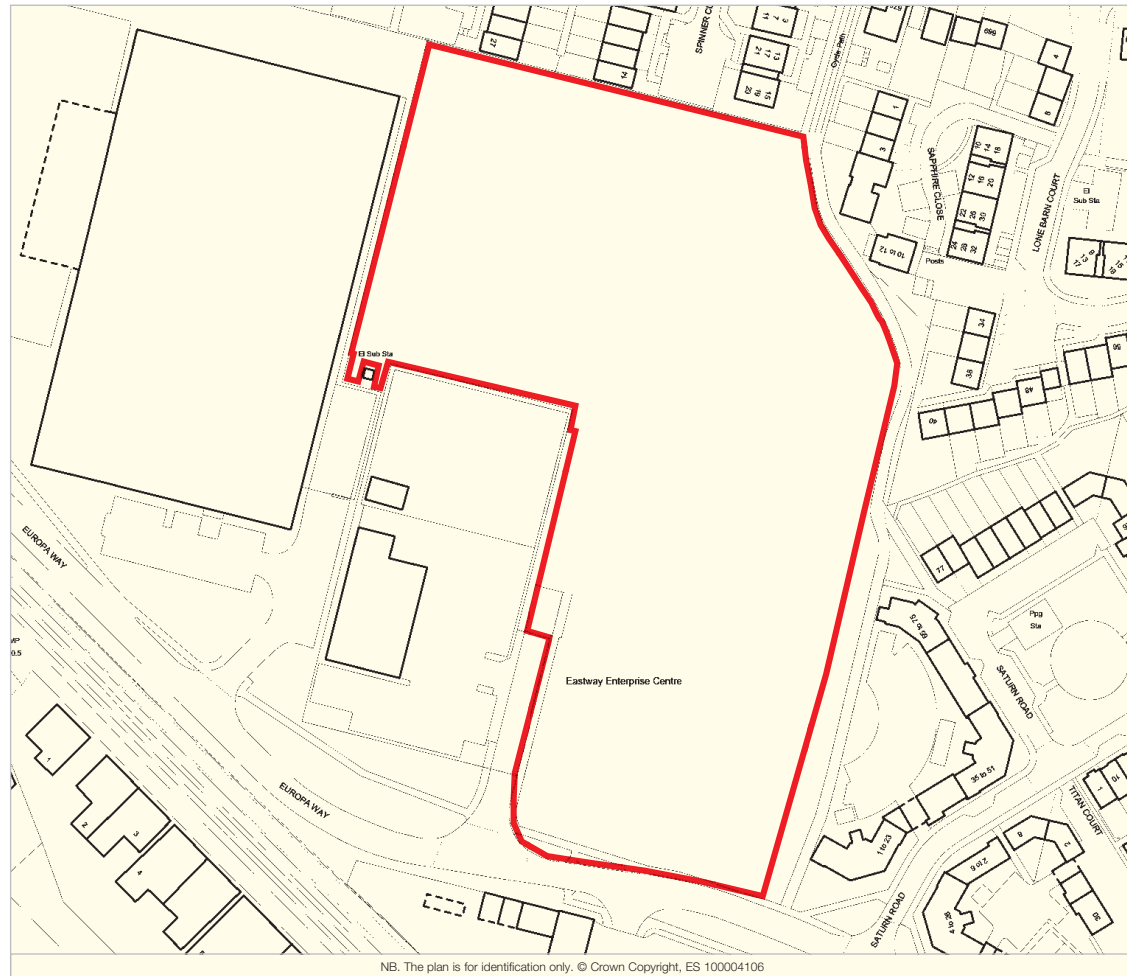


Ipswich Former Eastway Business Park, Europa Way, Suffolk IP1 5DL

- **A Freehold Site extending to 2.075 Hectares (5.13 Acres)**
 - Outline Planning Permission for 94 Dwellings comprising 34 Flats and 60 Houses
 - Adjacent to the Blakenham Park Development
 - Low affordable Housing provision
- ## Vacant Possession

Seller's Solicitor
GCL Solicitors (Ref: T1).
Tel: 01483 577091.
Email: ari@gclsols.com

**VACANT –
Freehold Development Site with
Planning**



Tenure
Freehold.

Location
The property is situated on the north side of Europa Way, north of its junction with Sproydon Road. Local amenities are available nearby, with the more extensive shops and facilities of central Ipswich being available to the east. Communications are afforded by the A14, which provides access to the A12. Ipswich Rail Station is within reach to the south-east, providing access into London Liverpool Street (approximately 70 minutes). Chantry Park is available to the south and Christchurch Park to the east. Orfordness-Havergate National Nature Reserve is available to the east along the Suffolk Coast.

Description
The property comprises an irregular shaped site extending to approximately 2.075 hectares (5.13 acres) with frontage onto Europa Way. The site is broadly level and is in the main covered by grass and shrubs.

Accommodation
Site Area Approximately 2.075 hectares (5.13 acres)

Planning
Local Authority: Ipswich Borough Council.
Tel: 01473 432000.
Outline Planning Permission was granted on 16th September 2014. (Planning Application Number – IP/13/00943/OUT) for the 'residential redevelopment of the vacant site at land north of Europa Way (former Eastway Business Park), Ipswich, to include 94 dwellings (34 flats and 60 houses), new access road, landscaping, open space, play areas and car parking'.
The proposed scheme is for 7 x four bedroom houses, 30 x three bedroom houses, 23 x two bedroom houses, 21 x two bedroom flats and 13 x one bedroom flats, plus parking for 162 cars.
The Section 106 Agreement includes provisions for 9 affordable units and 2 shared ownership units. In addition, there is a total planning contribution of £260,000 required.
Copies of planning permission and Section 106 Agreement are available upon request, please email alice.carroll@allsop.co.uk

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.
BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.



NB. The photo is for identification only.