

development opportunity

of interest to developers and
owner occupiers

IPSWICH

FORMER BRITISH SUGAR FACTORY
SPROUGHTON ROAD **IP1 5AL**

123.5 acres (50ha)
Freehold For Sale



THE SITE

The site, which is held freehold, has a gross area of approx 123.5 acres/50 ha, with approx 89 acres/36.12 ha allocated for employment use, with part of the remaining land designated as a Natural area/Special Landscape Area. The majority of the site previously used as a British Sugar Factory, which ceased operations in 2001, is open land with a number of derelict structures, 4 concrete silos and associated equipment.

The River Gipping and a number of ponds/lakes are situated to the southern boundary of the site. The main Great Eastern Main Line runs along the eastern boundary.

OPPORTUNITIES

- Regionally important site with a strategic location
- Visible from adjacent A14 and adjacent mainline railway
- Proximity to Port of Felixstowe and location in Haven Gateway sub-region
- Opportunities for railhead off adjacent mainline railway (new bacon loop chord to be completed 2014 adjacent to the site transporting containers from Felixstowe to the Midlands)
- Very close to junction 54 on A14 and junction with A12 beyond
- Potential for roadside uses, distribution and logistics hub, fulfillment centers, mixed use, retail warehousing, food store, waste treatment/management
- Flexible approach to a wide range of commercial and employment uses (including retail warehousing, car showroom, waste management/treatment)
- Proximity to large labour market
- Proximity to IT hub at Adastral Park (Martlesham), Cambridge, Stansted Airport and London

LEGAL INFORMATION

A legal pack is available on request from the joint sole agents.

PLANNING

The site is classified as a strategic "Haven Gateway" site due to its proximity to the A14, together with the main Norwich to London railway line. The site is allocated for employment/related commercial uses, and an allocation of a non-specific portion of the site for strategic residual waste treatment has also been made which would require approximately 12.3 acres/5 ha of land, as set out in Suffolk Waste Core Strategy 2011 Policy WCS4.

Under (Babergh Core Strategy) policy CS5a, the former 'British Sugar' (sugar beet factory) site, Sproughton (Ipswich fringe) is allocated for retention in employment related use(s). Proposals for redevelopment or re-use of the site must be

approached on a comprehensive basis, with regard to the future of the entire site.

According to Babergh District Council the site presents an opportunity for a range of commercial and employment related uses, which could include offices adjacent to the river, port related activities, logistics and low carbon/renewable energy business, hotels, retail warehousing, showrooms, sports and leisure and waste management. The Council has purposely not taken a prescriptive approach towards the types of uses it will consider on the site (with an expression of intention of promoting uses befitting a commercial/employment focus) but prefers a flexible approach with

regard to uses on the site. This reflects the Council's positive commitment to the successful redevelopment of the site and it will work collaboratively and proactively with landowners/developers towards this end. However, Babergh Council does not support residential use of the site, for which it is considered inherently unsuitable in planning terms.

(See: <http://www.babergh.gov.uk/assets/Uploads-BDC/Economy/Strategic-Planning-Policy/LDF/EIP/CS-WkgDraft-May2013.pdf>)

In line with the above considerations, an outline planning application was submitted in 2006 for a development

(known as Breadmeadow), including 1,100 homes and associated development/land uses. This was refused by Babergh District Council and dismissed on appeal by the Secretary of State on the grounds that the viability of retaining/promoting employment uses on the site had not been fully explored and therefore the employment allocation should be preserved. The Council have prepared a more detailed planning statement, which is available upon request. Purchasers should satisfy themselves on the planning potential for the site and make their own further enquires to Susan Thurston, in the first instance, in the Planning Department at Mid Suffolk/Babergh District Council on 01449 724843.



LOCATION

Ipswich is one of the main commercial centres in East Anglia, and lies approximately 70 miles north east of Central London, 55 miles south east of Cambridge, 43 miles south of Norwich and 18 miles north east of Colchester.

The site is located on the eastern fringe of Babergh District Council off Sproughton Road, in Ipswich and is approximately 1.5 miles from Ipswich Town Centre. Sproughton Road links directly to Junction 54 of the A14 dual carriageway which provides dual carriageway access to the Port of Felixstowe to the east and to the Midlands to the west.

The site is clearly located in a prime location, next to the A14 and alongside the Norwich to London rail line.



ROAD

By road, the site is currently served by an access to the Sproughton Road roundabout, with an onward connection on to the A14. The A14 is part of the Trans European Road Network and direct access to this provides the site with key advantages for commercial enterprises and in particular for the distribution and warehousing sectors.



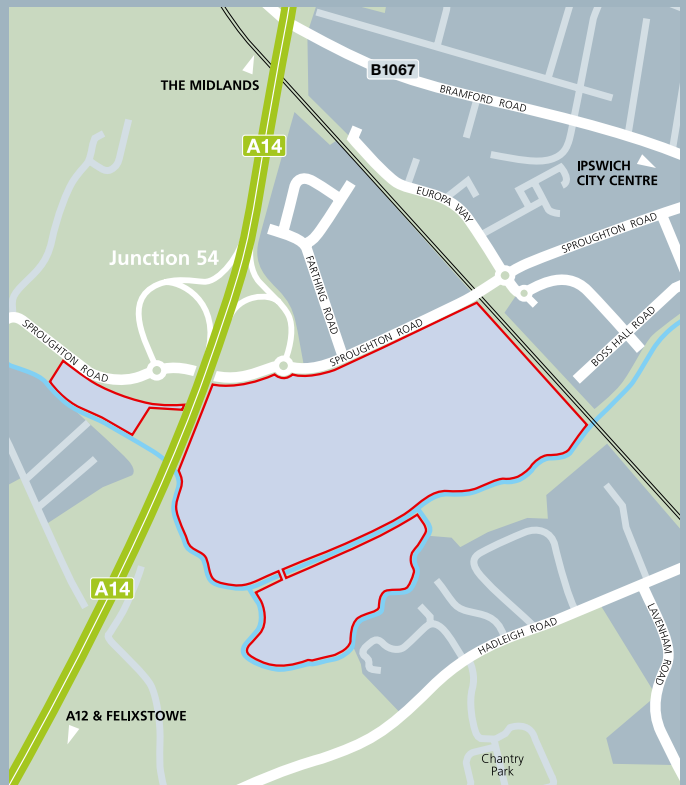
RAIL

Ipswich railway station is approximately 1.5 miles from the site providing rail services to London Liverpool Street and East Anglia. The Norwich to London Railway line provides further opportunities to capitalise upon the freight potential and linkages to Felixstowe and other ports. The site provides a prime opportunity to provide, subject to planning, an inter-modal connection due to potential rail and road linkages.



PORT OF FELIXSTOWE

The expansion of the Port of Felixstowe is understood to be placing increasing pressure on container storage and servicing facilities in the immediate vicinity of the port where the availability of land is constrained. The site may therefore be suitable for satellite warehousing, container storage or servicing facilities for this International Port.



TERMS

Unconditional offers are invited for the freehold interest subject to any tenancies.

SERVICES

Interested parties should make their own investigations as to the provision of services to the site and other capacity for their intended scheme.

LEGAL COSTS

Each party to bear their own legal costs.

INSPECTIONS

Viewing strictly through the joint sole agents. Please contact the agents for more details:



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