

# PROPERTY DETAILS

## 2 LAND PARCELS (each 0.4 acres gross) ROPES DRIVE, KESGRAVE IPSWICH IP5 2ER



- To Let/For Sale
- Commercial/residential opportunity (s.t.p.)
- Adjacent to Tesco store, District Centre & Car Park
- Seeking interest from retail/office occupiers, hotel/pubs and residential developers



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**Location:** Kesgrave (catchment population of 14,000 people) is a residential suburb containing two large estates and a district centre, located approximately 3 miles to the east of Ipswich town centre. The A12 is approximately 1½ miles to the east providing good access to the east coast. The A14 also provides good access to Bury St Edmunds and Norwich.

The residential neighbourhood was originally built out in the 1990's and has been subsequently expanded with further growth planned and anticipated. The district centre includes a Tesco foodstore, a number of independent shops, a sports centre, a community centre, a library, a medical centre and a nursery.

**Description:** The sites are located immediately west of Ropes Drive, to the north and south of the established Tesco store. To the west of the Tesco store, several unit shops and services are located along with further community facilities. A guided busway incorporating the main bus interchange for Kesgrave is located to the south which is on a number of routes linking the area with Woodbridge and Ipswich. The area to the north and east is predominantly residential with 2½ storey dwellings located on the opposite side of Ropes Drive.

The sites each measure approximately 0.4 acres gross and are triangular in shape. The site to the north of Tesco has an approximate frontage of 50m (165 ft) to Ropes Drive and the southern boundary measures approximately 44m (144 ft). The site to the south of Tesco has an approximate frontage 42m (138 ft) to Ropes Drive and the southern boundary measures approximately 59m (195 ft). Both sites are clear, grassed open areas at present.

**Rates:** The sites are not occupied by any buildings, no rates payable.

**EPC's:** Not Applicable

**Site Area:** Each site measures approximately 0.16 ha (0.4 acres), subject to formal survey.

**Tenure/Title Information:** The Freehold sites are owned by Tesco Stores Limited and will be available to purchase with vacant possession, or will be developed offering conventional commercial leases.



**Planning History & Highways:**

A planning report has been produced and we understand that, subject to planning, the site is suitable for residential or commercial development.

**Services:**

You are advised to make your own enquiries in relation to the location and capacity of the existing main utilities/services (if applicable).

**Ground Surveys:**

The land is virgin land and has not been developed previously. It is appreciated that buyers will wish to carry independent ground investigations in due course.

**Legal Costs:**

Each party shall be responsible for all their own costs arising from the proposed transaction.

**Terms:**

Upon application. The Vendor is seeking either pre-let agreements in respect of possible retail or office use, or to sell their freehold interest in the whole of the property on a conditional or unconditional basis, with VAT payable on the purchase price. Prospective purchasers should initially register their interest in the property and contact the office for more information.

**Additional Information:**

A summary report on title, are available on request.

**Viewing:**

The sites can be viewed from Rope Drive.

**Contact Details:**

To discuss this opportunity in more detail please contact Greg Loizou of Mark Liell on 01799 522833 (Email: [greg@markliell.com](mailto:greg@markliell.com)).

**Note:**

These particulars are for guidance only and are not necessarily comprehensive. Purchasers should satisfy themselves on all matters prior to purchase by inspection or otherwise. In the interests of Health and Safety, parties should take due care when inspecting the property and enter the site at their own risk.

**Details prepared by Mark Liell  
18th July 2017**

**SUBJECT TO CONTRACT**



## MARK LIELL LLP DISCLAIMER 2017

Mark Liell & Son LLP for themselves and for the vendors of this property whose agents they are given notice that:-

1. The particulars as set out are a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract;
2. All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers should not rely upon them as statements or representations of fact and must satisfy themselves or otherwise as to the correctness of each of them.
3. No person in the employment of Mark Liell has any authority to make or give any representation or warranty whatever in relation to this property;
4. Unless otherwise stated all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers must satisfy themselves independently as to the incidence of VAT in respect of any transaction.
5. The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers must satisfy themselves as to the fitness of such items for their requirements.
6. The vendor is not obliged to accept the highest or any other offer received for the property.

### **Anti Money Laundering Legislation**

The Money Laundering Regulations include Commercial Estate Agency work and require us to have anti money laundering procedures in place. Interested parties may be required to provide proof of identity and address.





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