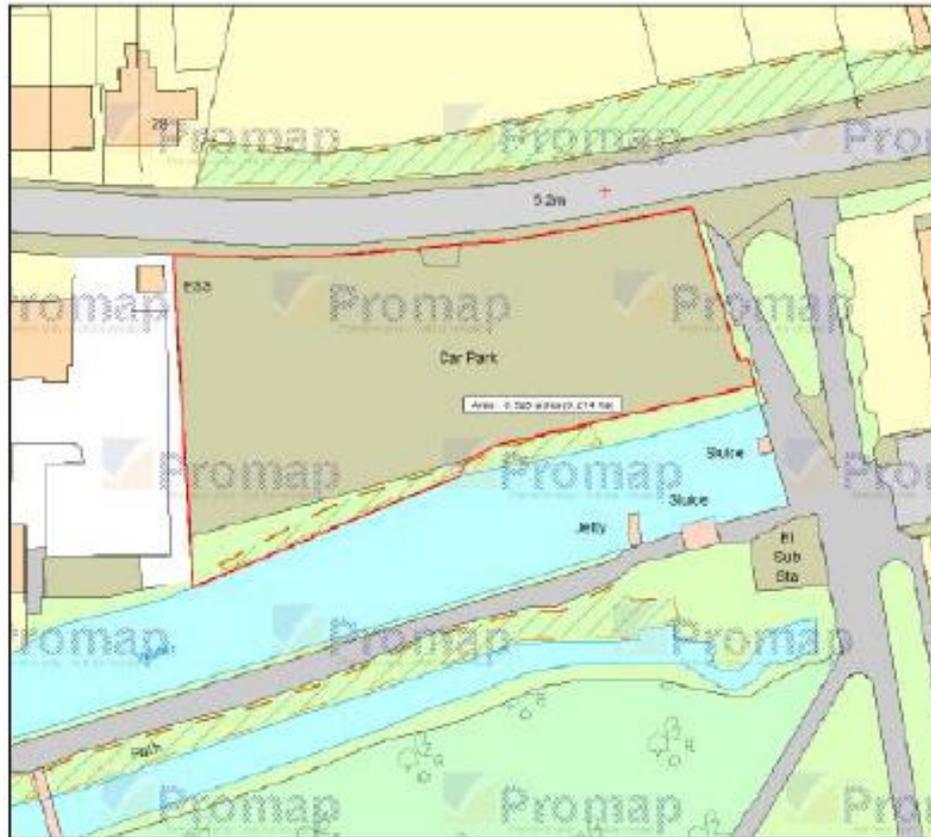


Targetfollow



Handford Road, Ipswich IP1 2BH

OFFERS INVITED

- **SURFACED SITE APPROX. 0.54 ACRES**
- **CURRENTLY USED AS A CAR PARK**
- **POTENTIAL RESIDENTIAL DEVELOPMENT**
- **TOWN CENTRE LOCATION**
- **CURRENTLY PRODUCING A GROSS INCOME OF £92,500 PA**

VIEWING

Accompanied viewings internally by prior appointment with the owners.

CONTACT

For further information, please contact Targetfollow:

01603 767616
enquiries@targetfollow.com

Handford Road, Ipswich

LOCATION AND DESCRIPTION

The property comprises a surfaced, level car park with an 'in' and 'out', marked to provide 70 parking bays, with a prominent frontage to Handford Road. The recently completed McCarthy & Stone scheme, Booth Court, lies immediately adjacent to the south whilst the junction with Portman Road lies a short distance to the north with the town centre beyond. The town centre, with a mix of leading retailers and civic buildings etc are all within easy walking distance.

Handford Road represents the main artery linking the town centre with the A12/A14 and this is therefore a high profile site convenient for the town centre which would lend itself for both residential development or a variety of commercial uses.

TENURE

Freehold with full vacant possession.

PLANNING

We understand that the site is allocated in the Local Plan for residential development with an estimated capacity of 20 dwellings and, as such, proposals for residential development will be supported in principal – and perhaps capable of being increased in number/density where there is high density three storey flat development to both sides of the site. We understand that a 15% affordable housing element will be required unless it can be demonstrated that this is not viable. Applicants are invited to discuss any aspects of their proposals with Ipswich Borough Council planning department, Tel: 01473 432000.

VAT

This property is elected for VAT.

LEGAL COSTS

All parties to be responsible for their own legal costs

