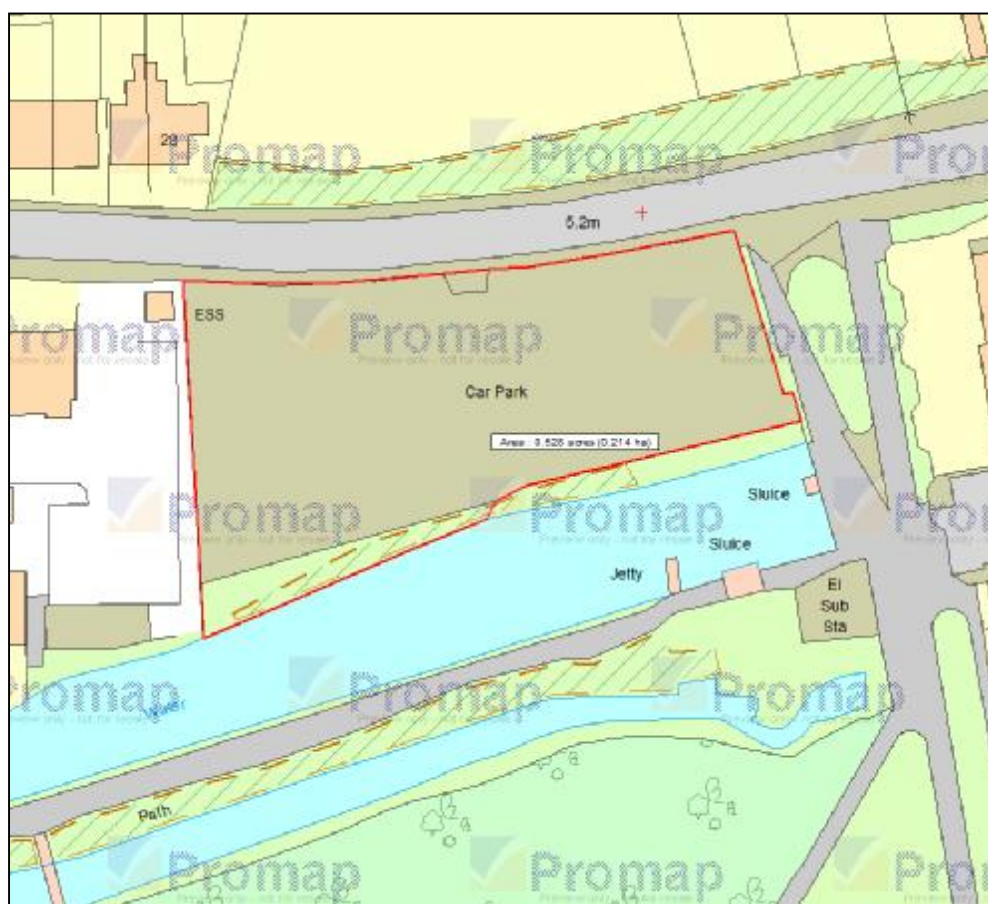


Surfaced Site Approx. 0.54 Acres  
Currently used as a car park  
Potential residential development

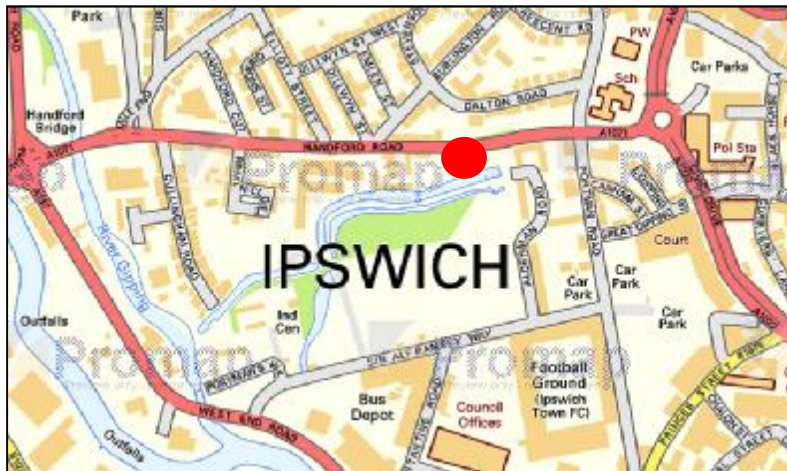


**Handford Road, Ipswich IP1 2BH**

**For Sale Freehold – Offers Invited**

# Handford Road, Ipswich IP1 2BH

savills



## Situation & Description

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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.

## 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.

Note: We understand the existing car park consent is a temporary approval expiring in December 2018.

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## Data Room

An electronically accessible data room has been established containing the relevant information a purchaser will require to formulate a bid. This can be accessed at:

<https://sites.savills.com/Handfordroad/>

## Tenure

The property is offered for sale freehold with full vacant possession.

## Price

Consideration will be given to offers on either an unconditional or subject to planning basis.

## VAT

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## Legal Costs

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## Further Information

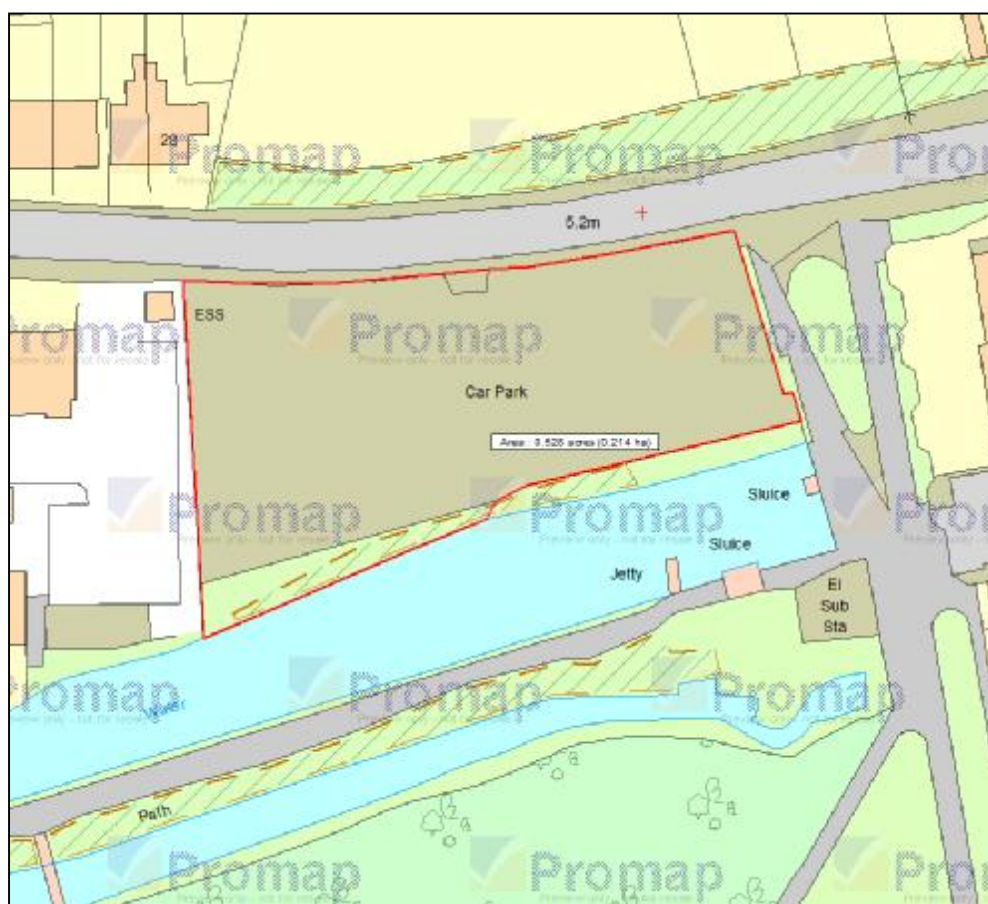
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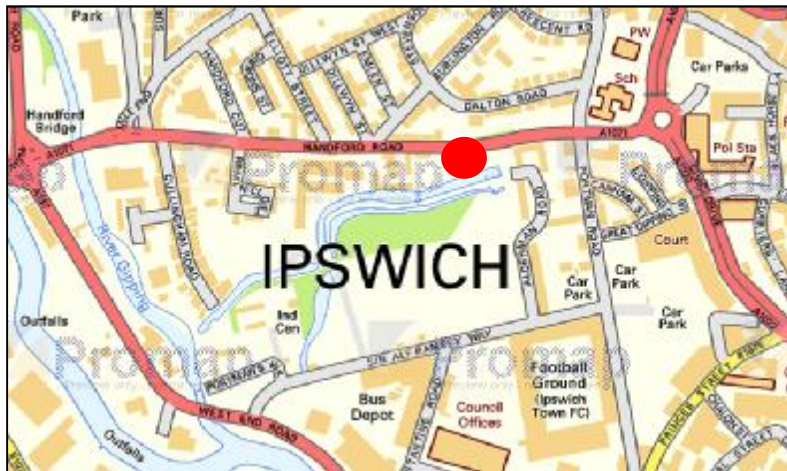
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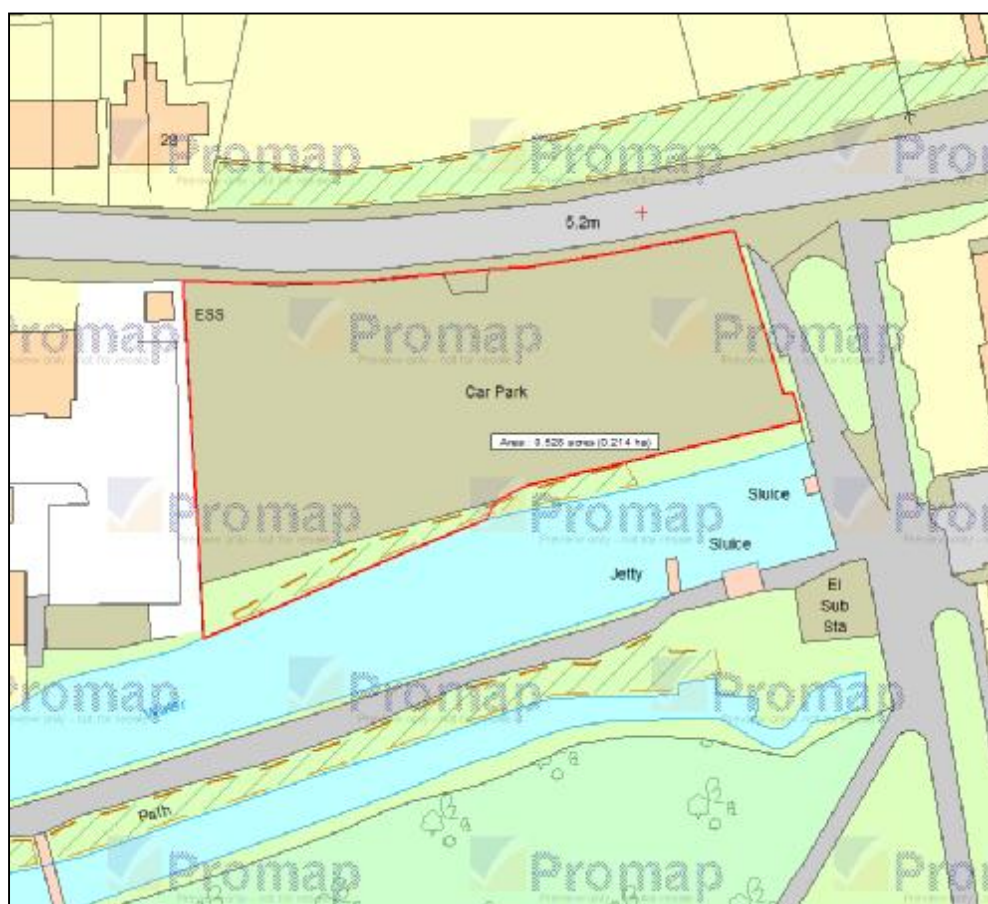
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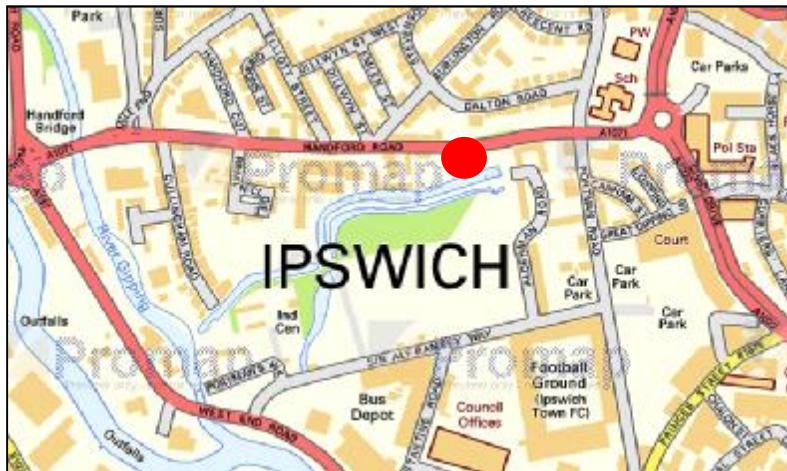


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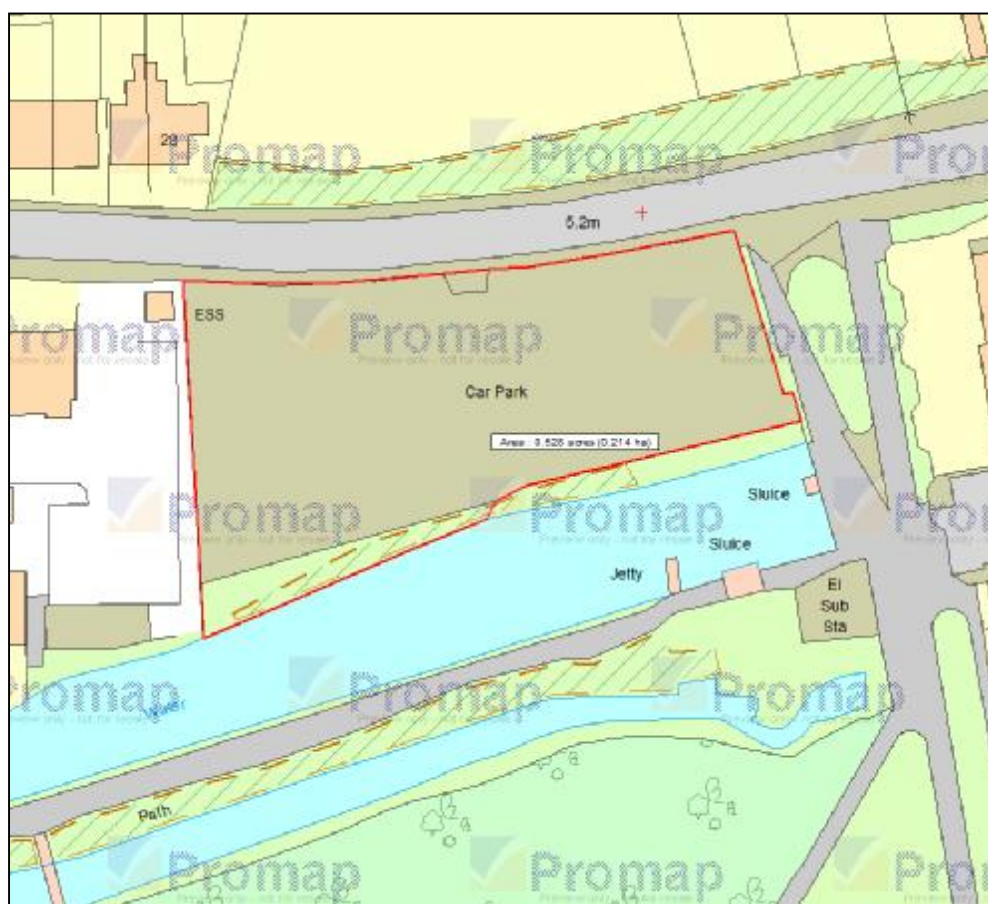
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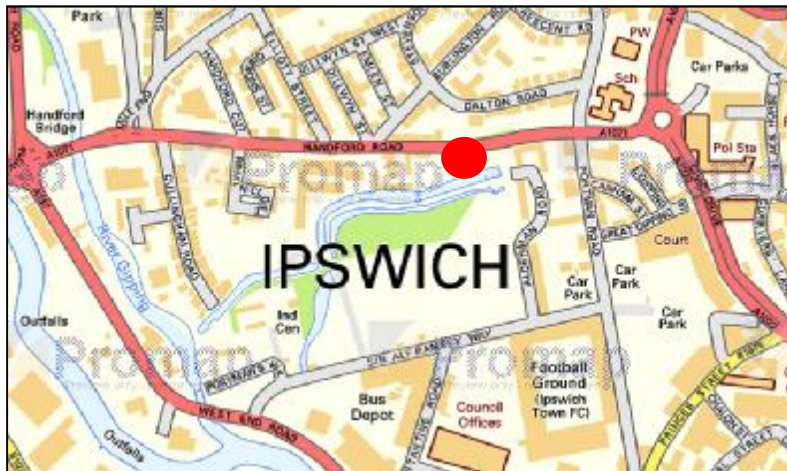


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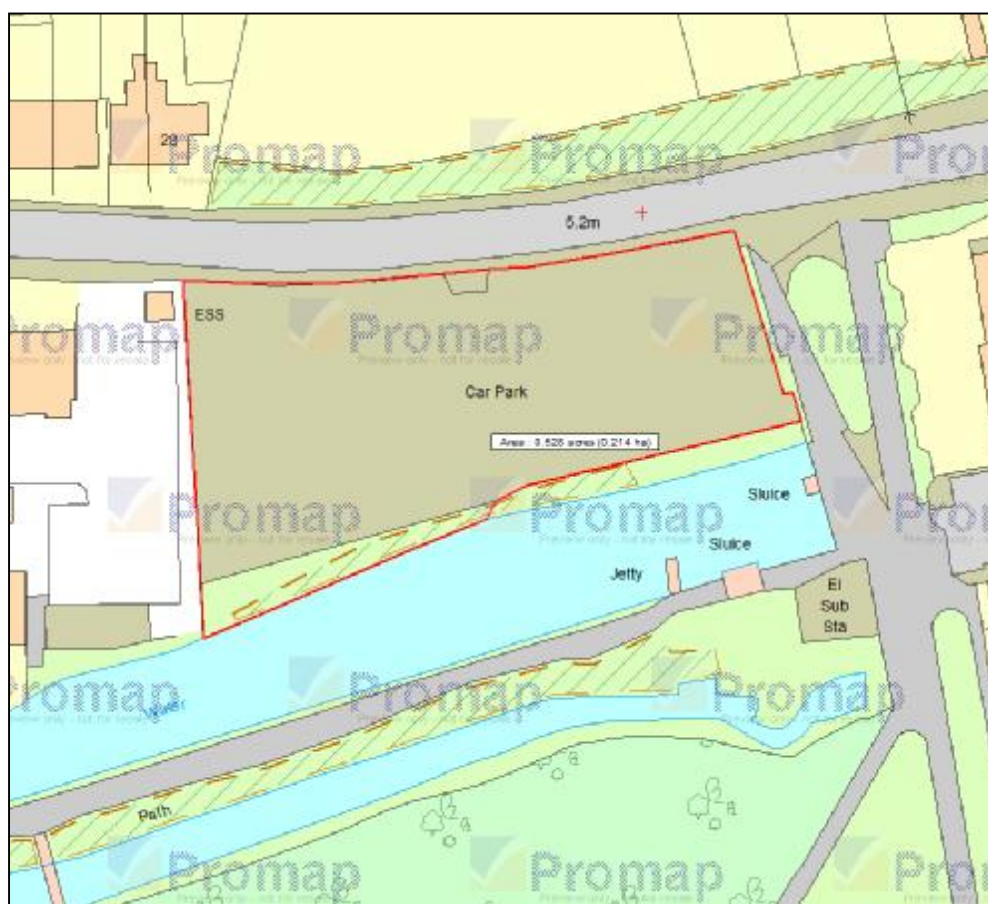
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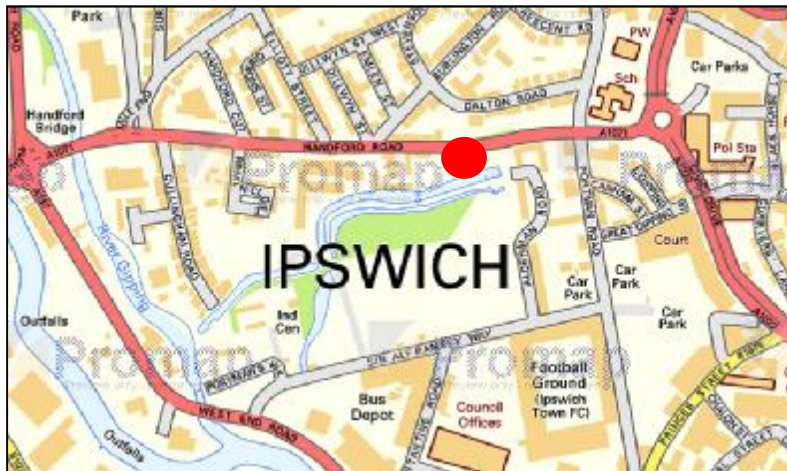


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