

SUBSTANTIAL FORMER SUPERMARKET CAR PARK WITH POTENTIAL FOR A WIDE VARIETY OF USES OR REDEVELOPMENT IN A BUSY MIXED-USE AREA



ABOUT 0.77 ACRES

**SURFACE CAR PARK WITH SPACE FOR OVER 100 VEHICLES
SUITABLE FOR A WIDE VARIETY OF ALTERNATIVE USES
OR REDEVELOPMENT**

Former Co-op Car Park
Mildenhall Road
Bury St Edmunds
IP32 6EN

FREEHOLD FOR SALE

OFFERS IN THE REGION OF £450,000

Old Bakery Mews
6 King Street
Sudbury
Suffolk CO10 2EB

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LOCATION

The site is approached by a right of way from Mildenhall Road and is adjacent to the former Co-op supermarket, the former Mildenhall Maltings building and the Bury St Edmunds depot for UPS. Mildenhall Road is a mixed-use area which has seen considerable development in recent years including Marham Park, a major new community covering some sixty-five acres.

The subject site is just under one and a half miles north of the town centre, about one mile from the railway station and with easy access to the A14.

Bury St Edmunds itself is an historic market town with a population of more than forty thousand and well known for its Abbey, Cathedral, and many fine buildings. The town is an important and thriving employment centre which has seen considerable development in all sectors in recent years. The town is situated some twenty-nine miles east of Cambridge, twenty-seven miles northwest of Ipswich and forty-two miles from the port of Felixstowe. The M11 southbound is approximately thirty miles away and the town benefits from branch line train services linking Ipswich and Cambridge.

DESCRIPTION

The property comprises a former supermarket car park developed in the 1970s and which borders the river Lark on the eastern boundary. The car park is fully surfaced and fenced on two sides and extends in total to approximately 0.77 acres.

The site lends itself to a wide variety of alternative uses including open/self-storage and development, subject the necessary consents being obtained.

RATES

The car park is currently assessed with the former supermarket and the assessment is due to be apportioned. Further information is available upon request.

EPC

The site is EPC exempt.

PLANNING

The local planning authority is West Suffolk Council, Western Way, Bury St Edmunds, IP33 3YU – Tel. 01284 763233.

TERMS

The site is available **For Sale Freehold** and whilst preference would be for an unconditional sale consideration may also be given to a disposal which is subject to obtaining consent for alternative uses.

PRICE

Offers are invited in the region of £450,000 for the Freehold.

VIEWING

The site is currently secure so interested parties wishing to make a detailed inspection should do so strictly by prior arrangement with the sole agents:

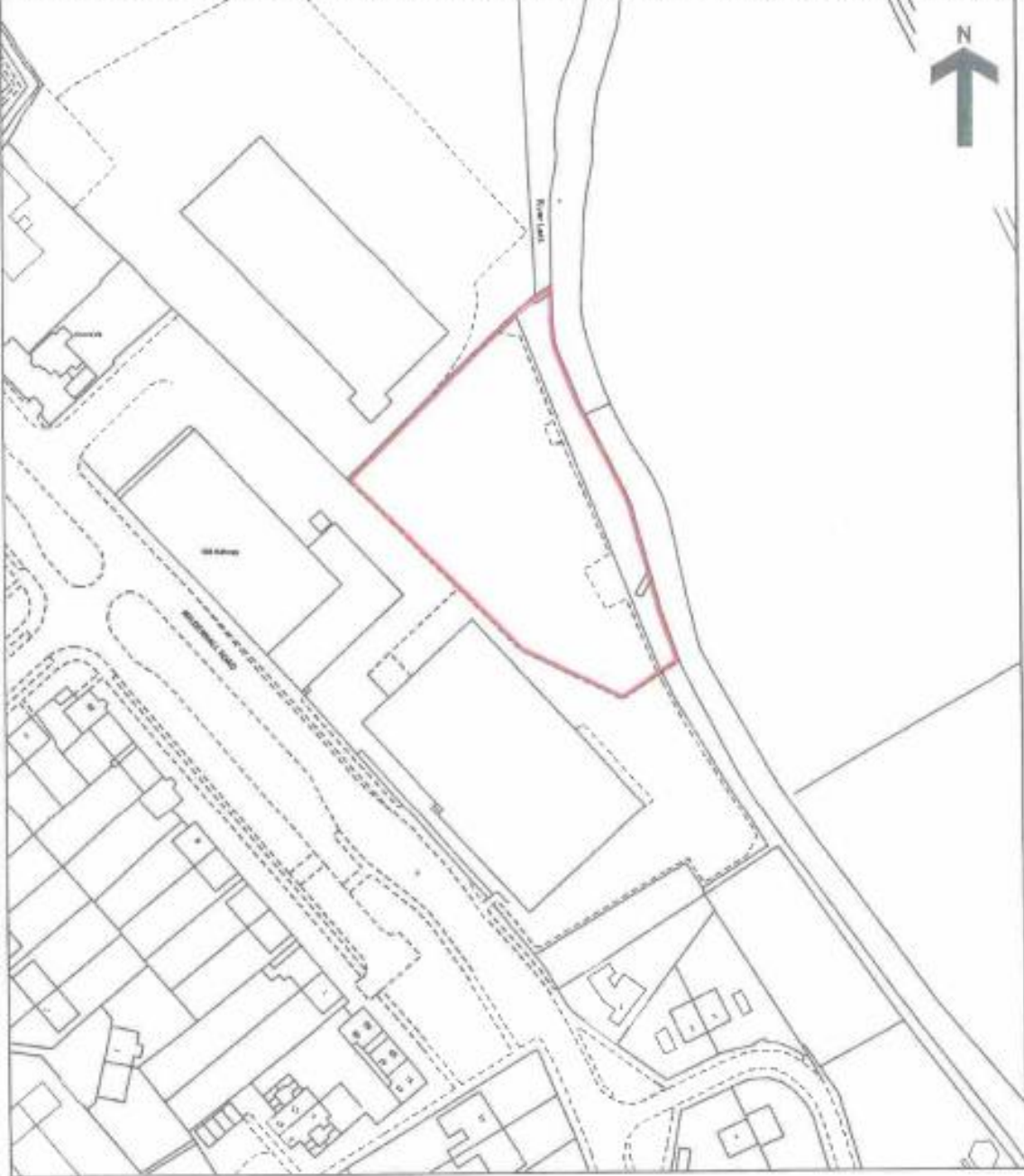
Birchall Steel Ltd
Tel: 01787 883888

HM Land Registry
Official copy of
title plan

Title number **SK299122**
Ordnance Survey map reference **TL8466SE**
Scale **1:1250**
Administrative area **Suffolk : West Suffolk**



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