

STOWMARKET

**PROMINENT DEVELOPMENT
SITE FOR SALE**

CEDARS PARK • GUN COTTON WAY • IP14 5BE

- Prime development opportunity
- Cleared site with planning consent for public house
- Potential for other A3/A4 uses
- Adjoining McDonald's/ Costa Coffee

(0.38 hectares)
0.95 acres

ON BEHALF OF



RAPLEYS

The location benefits from a substantial catchment with a high volume of traffic passing the site daily on the A1120.



0.95 acres (0.38 hectares)



PLANNING

The site benefits from planning permission for a 150 cover public house/restaurant with 60 parking spaces and external areas under planning reference DC/18/02629. Reserved matters approval has also been granted.

Interested parties are advised to make their own enquiries of Mid Suffolk District Council.

Proposed Elevations



For Illustration Purposes Only



Previously Proposed Development

DESCRIPTION

The site, extending to 0.95 acres, is cleared and level with direct visibility to the A1120. The access road to the site has been completed and additional housing development is proposed immediately west of the subject site.

TENURE

Freehold.

TERMS

Offers are invited for the freehold interest.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

VIEWING

The site is open and can be viewed, with no prior arrangement required.



RAPLEYS

CONTACT

Alfred Bartlett

alfred.bartlett@rapleys.com • 07738 090 760

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchbrook Business Park, HUNTINGDON PE29 6FG. A full list of Members is available on our website or at any of our offices during normal business hours. Rapleys LLP operates an Environmental Management System which complies with the requirements of ISO 14001:2004. Regulated by RICS. Any maps are for identification purposes only and should not be relied upon for accuracy. Reproduced by permission of Geographers A-Z Map Co. Ltd. Licence No. A0203. This product includes mapping data licensed from Ordnance Survey - © Crown Copyright 2001. Licence No. 100017302 and © Crown Copyright. All rights reserved. Licence No. ES 100004619. Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Rapleys or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. October 2019. carve-design.co.uk 14334