

**Lot 35, Car Park with Residential Consent on the West side of Lower Brook Street, Ipswich,  
Suffolk IP4 1RA**

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



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## Property Information

### Freehold Residential Development Opportunity

- Freehold Car park
- Full planning consent granted for the development of 3 x 1 bedroom flats
- Approximately Site Area of 0.03 Hectares (0.07 Acres)
- Situated in the heart of Ipswich Town centre
- Close to Buttermarket Shopping Centre and Old Cattle Market Bus Station

#### Lot

35

#### Auction

15th December 2022

#### Status

Available

#### Sector

Development

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

44 Miles South-East of Cambridge, 15 Miles North-East of Colchester, 65 Miles North-East of London

#### Roads

A12, A14, A1156

#### Rail

Ipswich Railway station

#### Air

London Stansted Airport

### Situation

The property is situated to the rear of 4 Lower Brook Street close to its junction with Turret Lane close to Ipswich town centre. Ipswich is the largest Town in Suffolk and has a population of 136,000. Ipswich Railway station, Buttermarket shopping centre and Sailmakers shopping centre are all short walking distances away from the property. Nearby occupiers include Sainsbury's, Greggs and Wilko.

### Tenure

Freehold.

### Description

The Property comprises a car park suitable for residential development within an attractive, gated yard. Other buildings within the yard includes a terrace of 3 storey offices known as 1-4 Lower Brook Mews that also has been granted consent for conversion to residential use.

The property benefits from a site area of 0.03 Hectares (0.07 Acres) and is accessed through a gated access road adjacent to 4 Lower Brook street.

### Note

Planning permission for the construction of 3 x 1 Bedroom flats on the property has been granted on 7th April 2022 by Ipswich Borough Council under planning reference IP/22/00129/FUL.

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**Tenancy & Accommodation**

| Use      | Area                       | Possession        |
|----------|----------------------------|-------------------|
| Car Park | 0.03 Hectares (0.07 Acres) | VACANT POSSESSION |



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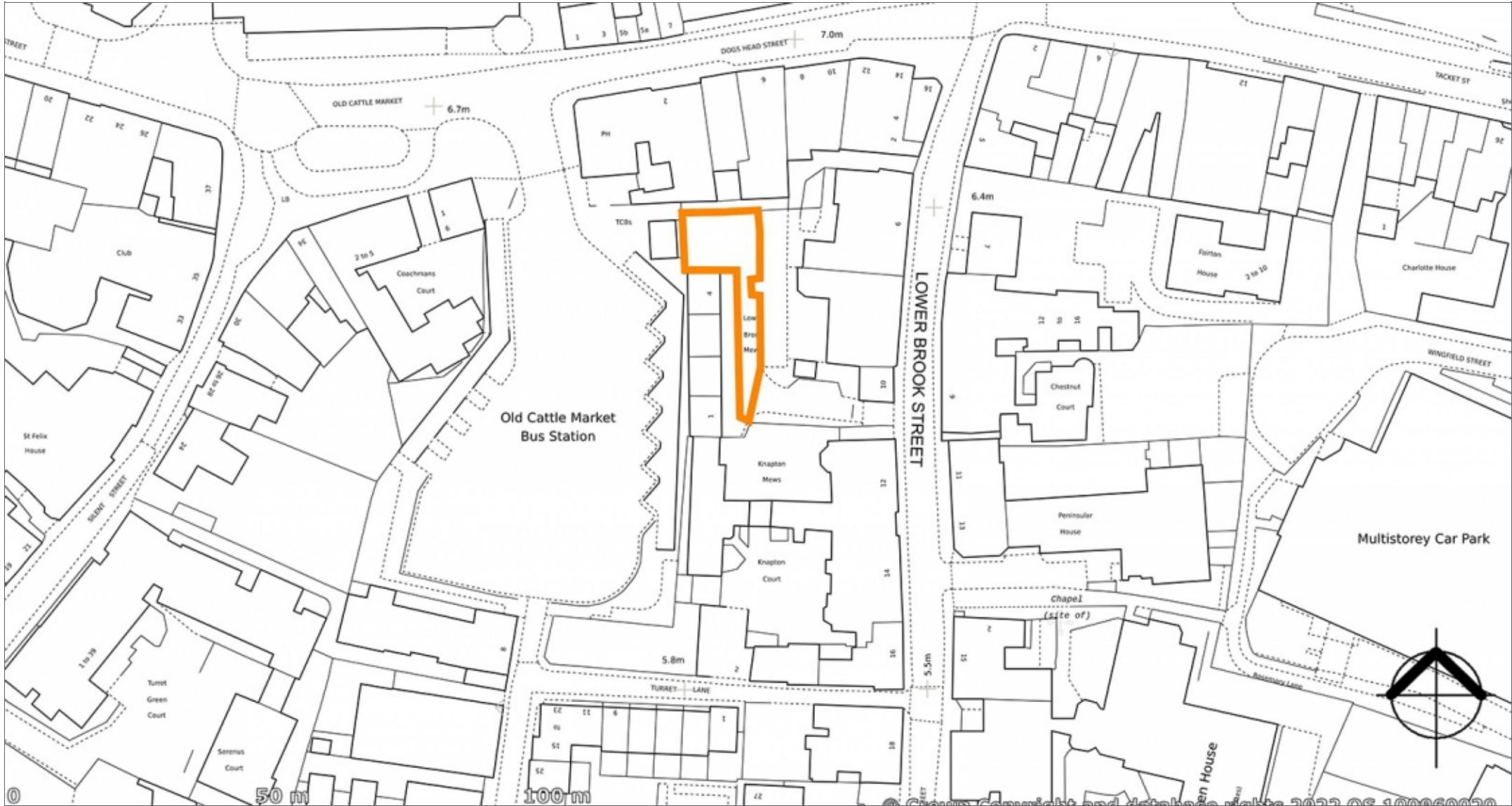
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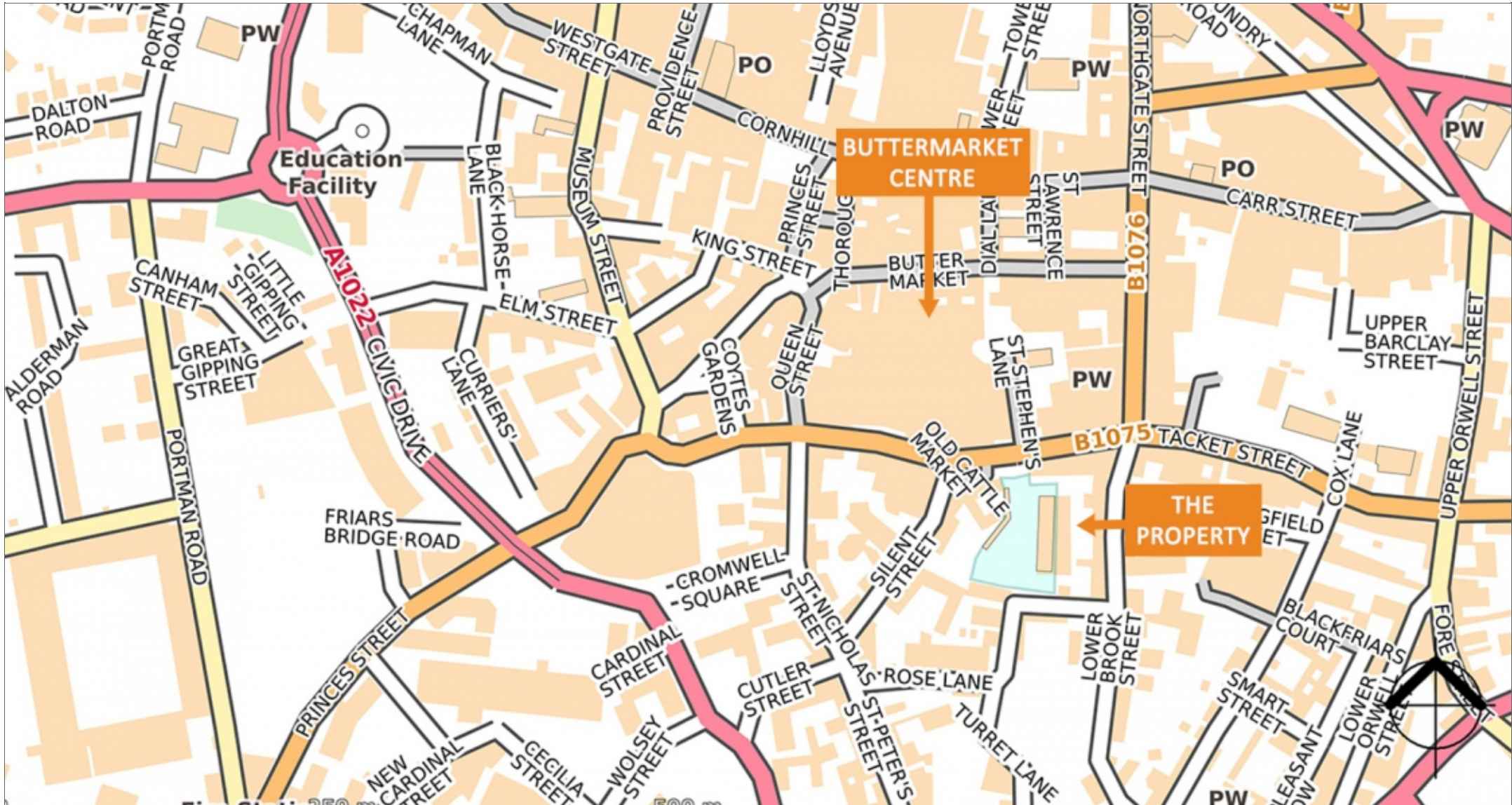
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## Contacts

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September 2020