



# FOR SALE

## IPSWICH REDEVELOPMENT OPPORTUNITY



Reid Commercial  
Property

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AN EXCELLENT REDEVELOPMENT OPPORTUNITY WITHIN A DESIRABLE RESIDENTIAL LOCATION

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## AT A GLANCE



- FORMER CARE HOME
- TWO LARGE VICTORIAN PROPERTIES
- 33 ROOMS PLUS DAY SPACE
- DESIRABLE AFFLUENT RESIDENTIAL SETTING
- HIGH LOCAL HOUSE PRICE
- OVERLOOKING CHRISTCHURCH PARK
- APPROXIMATELY 0.6 MILES FROM IPSWICH INDEPENDENT SCHOOL
- SIZEABLE PLOT
- ACCESS/PARKING FROM FRONT AND REAR
- CONSIDERABLE SCOPE FOR REDEVELOPMENT
- POTENTIAL FOR ALTERNATIVE USE

# THORNBANK – Westerfield Road, Ipswich, Suffolk, IP4 2UJ

## LOCATION

Ipswich is the county town of Suffolk lying on the east coast, some 75 miles north east of central London and with a population of some 134,000 (census 2011).

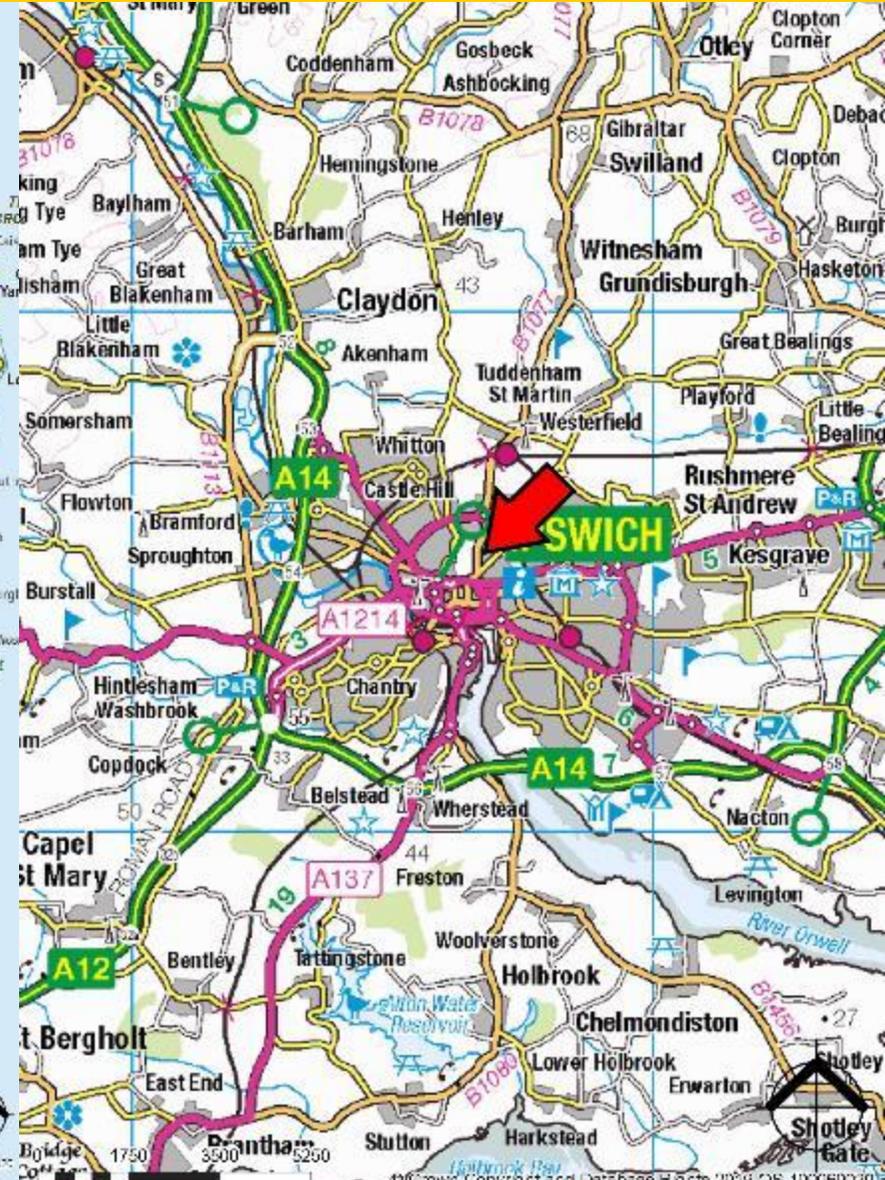
It has a historic industrial background being once a substantial port, now an upmarket marina development with apartments, bars and cafes.

There is an administrative and commercial centre and residential suburbs comprising of 57,298 households, 25.7% of which are owned outright.

Thornbank Care Home is situated at the southern end of Westerfield Road at the intersection of Parkside Place, which is close to the town centre on a main thoroughfare connecting the commercial centre northwards through the residential districts of St Margaret's and Westerfield.

The property overlooks Christchurch Park, an attractive area of open space measuring some 33 acres and is situated within the Christchurch Street Conservation Area. Neighbouring properties comprise of large detached Victorian houses and a mix of smaller post war housing to the rear.

This well established location is considered desirable and one of Ipswich's premier suburbs with property prices at the upper end of the pricing spectrum for the town. The setting is quiet yet still benefits from being close to the town centre and Marina.



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## THE PROPERTY

The home is formed of two large detached former dwellings joined at the centre and extended to the rear to create a single structure arranged over basement, ground, first and second floor levels beneath a pitched slate tiled roof.

The property was constructed in the late Victorian era around 1880 by local surveyor and developer RW Mills and is notable in character and appearance and referenced in the Christchurch Street Conservation Area Management Plan.

Construction is of traditional Suffolk white brick with a variety of architectural features including part two storey bays, traditional white sash joinery and an arcaded central first floor balcony.

A tarmacadam driveway bordered by a plain panel white brick boundary wall. is positioned to the front providing primary access and in and out parking. There is a residents garden to the rear and additional off road parking with vehicular access onto Constable Road.

Subject to necessary consents and regulatory approvals, the property would appear to lend well to a range of uses within its existing use class such as specialist care / supported living. Potential alternative uses might include multi let rooms or redevelopment to apartments or reversion back to two single dwellings.

Full detailed floor plans are available upon request.

NOTE – Garden outbuildings are excluded from sale.

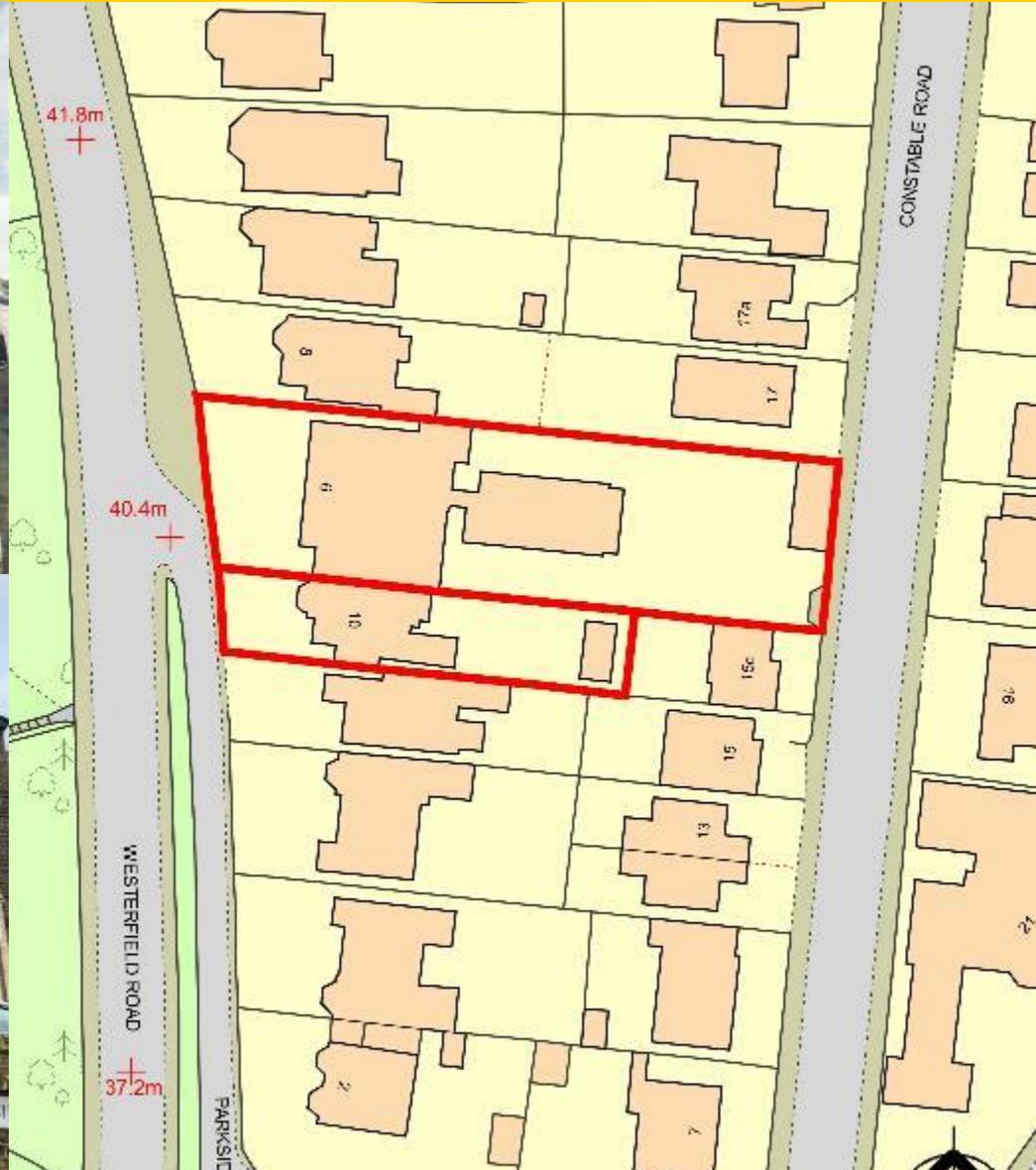


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## THE SITE

We have not undertaken a measured survey of the site, however for guidance purposes we estimate the total site area to be approximately 0.18206 hectares (0.45 acres).

The site slopes gently northwards along Westerfield Road which also provides primary access through and in and out driveway. Surrounding properties comprise a mixture of similar large Victorian houses some of which have been converted to apartments and smaller more modern domestic dwellings to the rear. NOTE – Structures to the rear as shown of the plan opposite that relate to garden outbuildings are excluded from sale.



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## SERVICES

We are advised that the property is connected to mains services including water, electricity, gas and drainage.

## TENURE

Freehold

## SALE STRUCTURE

Asset sale

## PRICE

Guide price £1,900,000

## INTEREST

Offers and proposals will be considered on both a conditional or unconditional basis. Our client reserves the right not to accept any proposal on grounds that they see fit.

EPC (APPLIED FOR PENDING SAFE ACCESS ARRANGEMENTS -TO BE ADVISED)

## NOTE

No approach should be made directly to the home or any employee.



# FURTHER INFORMATION

For more information please contact the joint selling agents;



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