



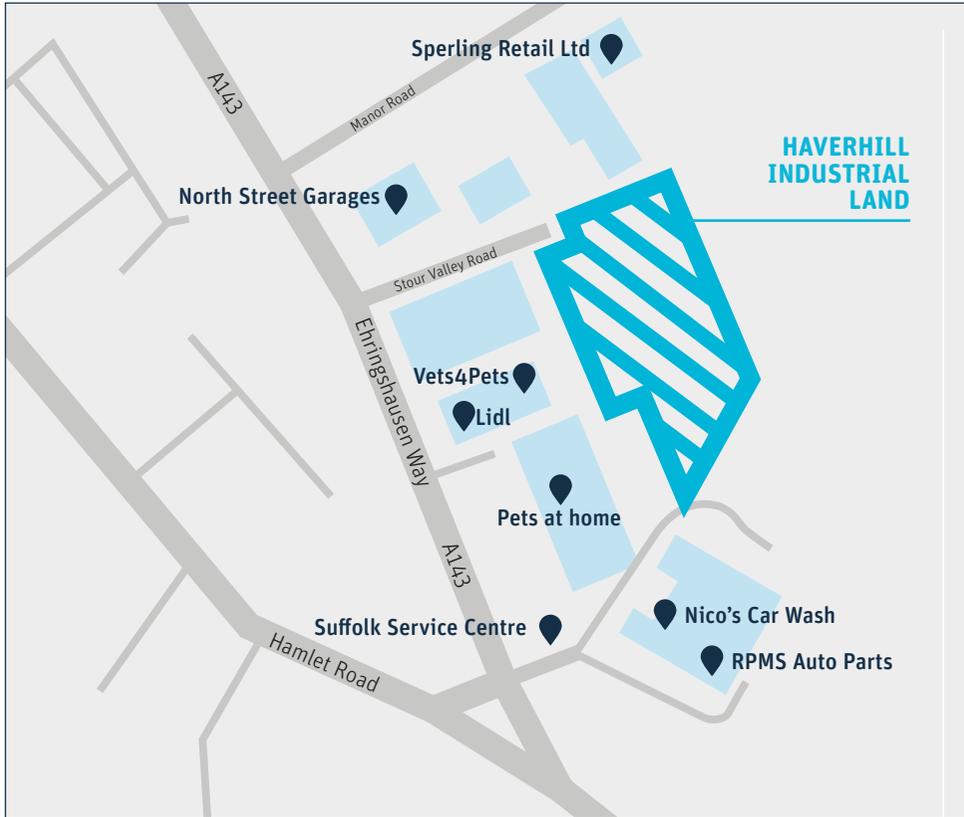
Building the future
TOGETHER

HAVERHILL INDUSTRIAL LAND

FOR SALE

2.25 acres of high-profile development land immediately adjacent to the Haverhill Retail Park. Suitable for a variety of uses subject to a reserved matters application, the site benefits from outline planning consent for commercial development and historic trade counter consent.





HAVERHILL: INDUSTRIAL LAND

The development land at Stour Valley Road comprises a 2.25 acre brownfield development site formerly occupied by Project Office Furniture. The previous buildings have been demolished and the site is predominantly concrete hardstanding.

Sitting adjacent to the newly developed Haverhill Retail Park on Ehringhausen Way the site enjoys high levels of visibility and prominence from the main road through Haverhill. Occupiers of the retail park include Lidl, Pets at Home, Home Bargains and Pure Gym.

Planning

The site benefits from a flexible outline planning consent (ref: DC/19/1537/OUT) for employment uses, secured in November 2019. Supporting documentation is in place including Phase 1 geotechnical surveys, ecological assessment, flood risk assessment, tree surveys, heritage statements and air quality assessments.

Historically, acceptable uses across the site have been for trade counter, industrial, manufacturing, self-storage, starter units or open storage.



Location

Haverhill is an affluent market town in the county of Suffolk, 14 miles south-east of Cambridge and 47 miles north-east of London.

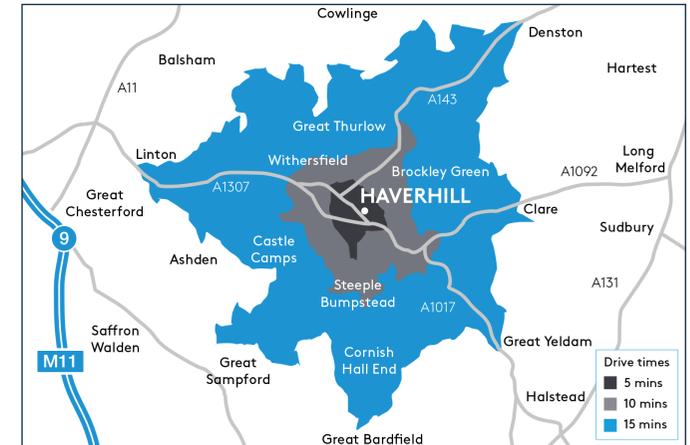
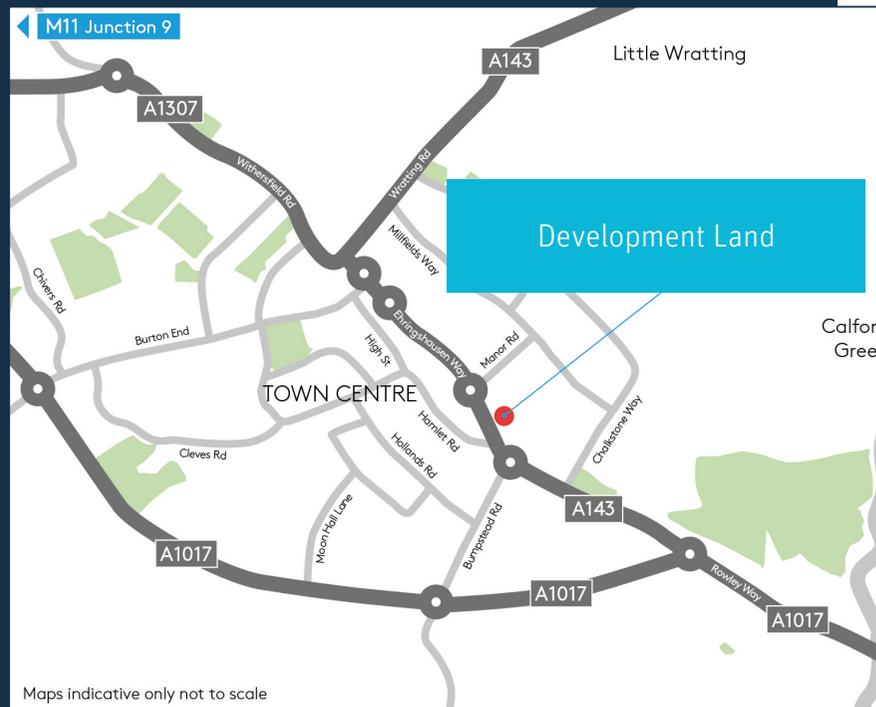
The town has strong transport links with access to the M11 motorway to the west and regular direct trains to London Liverpool Street, in a journey time of under an hour, from nearby Audley End Station.

London Stansted Airport is also within easy reach, an international airport serving over 200 destinations across Europe, the Middle East, Africa and North America.

Description & Situation

The site is accessed directly from the adopted highway on Stour Valley Road, just 50 metres from the main Ehringhausen Way.

The majority of the land is currently hardstanding concrete following the demolition of the previous industrial buildings on the site. Other nearby land uses include residential, car dealerships, retail park, industrial and distribution facilities.



Demographics

Haverhill is situated at a mid-point between several centres including, Cambridge, Bury St. Edmunds and Colchester. The town has a catchment population of 54,418 within 20 minutes' drive time and 33,393 within 10 minutes' drive.

The catchment population is significantly more affluent than the national average, with 47% of families earning more than £45,000 per annum versus a national average of 34%. The Acorn Group classification also shows 27% of the population are Mature Money and Executive Wealth against a national average of 21%. Spend on comparison goods is also higher than the national average.

Haverhill benefits from its proximity to Cambridge and is home to multiple global pharmaceutical and technology companies. Haverhill Research Park forms part of the Cambridge Enterprise Zone and has recently gained funding from the West Suffolk Local Growth Fund for a new innovation and business centre. This multi-million pound investment will create hundreds of new jobs and drive economic growth throughout the surrounding area. There are also plans to build a further 4,000 new homes in the town.



Building the future
TOGETHER

Proposal

Offers sought for the freehold of the property on an unconditional basis.

VAT

This property has been elected for VAT purposes.

Planning

Interested parties should make their own enquiries of the local planning authority (West Suffolk Council www.westsuffolk.gov.uk) to satisfy themselves in regard to planning potential and their proposed use of the land.

Legal Costs

Each party to bear their own legal costs incurred.

Viewings

By prior appointment through JLL.

Further information

For more details please contact:

Andy Harding

Head of UK Industrial & Logistics

T: +44 207 087 5310

M: +44 7710 867 743

E: Andy.Harding@eu.jll.com

Katy Kenealy

Graduate Surveyor - Industrial Agency

T: +44 207 399 5160

M: +44 7892 704 393

E: Katy.Kenealy@eu.jll.com



30 Warwick Street | London W1B 5NH
jll.co.uk