Freehold Development Opportunity For Sale

On behalf of

East of England Ambulance Service
NHS Trust

Former Ambulance Station, Acton Lane, Sudbury, CO10 1QN
Location
The site is located in Sudbury, an ancient market town set in the Stour Valley in an Area of Outstanding Natural Beauty. The town dates back to the time of the Saxons with a long history of trading due to its close coastal proximity and its position on the River Stour. Sudbury lies fifteen miles north of Colchester and has good road and rail links with the rest of the United Kingdom, in particular London.

Sudbury is the nearest rail station, lying circa 0.7 miles south of the site, providing services to Marks Tey where connections to London Liverpool Street, Colchester and Ipswich are regularly available.

Sudbury has access to good bus services which offer regular bus services throughout Suffolk and the surrounding areas., details of which can be found on the Suffolk on Board website.

The A131 can be accessed from the south as you exit Sudbury which takes you directly to Braintree and Chelmsford respectively. The A12 can be joined via Colchester, connecting East Anglia to London. The A12 also links to the M25 and thereby the national motorway network, Gatwick and Heathrow airports and the Channel Tunnel terminus.

There are several highly-regarded schools in the area such as Acton Church of England Primary School, Uplands Community Middle School, and Sudbury Upper School and Arts College.

Fig 1. Site Location Plans
**Description**

The building sits on the north side of Sudbury Town Centre, adjacent to Sudbury Police Station in a predominantly residential area. Directly south and adjoining the site is a row of houses which front Upper East Street, the majority of which are attractive Victorian terraced/semi-detached properties. This can also be said for the properties to the north and to the east. The site is accessed via Acton Lane which adjoins Waldingfield Road.

As shown in the photos below, the existing building is 1960's in age and style, predominantly two stories in height with a light coloured brick exterior. The footprint of the existing building extends to circa 204 m² over two storeys. Construction appears to be facing brick over a concrete frame with flat roof and single storey projections. The ground floor as existing is arranged as a four berth vehicle garage with offices and associated facilities on the first floor.

**Site Photos**

![Site Photos](image-url)
Method of Disposal
Sale of freehold. Proposals are sought on an unconditional basis. The site is considered suitable for residential use amongst others (subject to the necessary consents).

Terms
The site is being offered as freehold development opportunity. A deadline for offers has not yet been set and therefore interested parties are advised to contact Jack Anderson (jack.anderson@frankham.com) on 020 8309 7777 for further information in this regard.

Services
We understand that the property benefits from connections to all mains services, although prospective purchasers should satisfy themselves in this regard.

VAT
VAT will not be payable on the purchase.

Legal Costs
Each party is to bear their own legal costs incurred in the transaction.

Viewings
The site can be inspected from the road side. Any on site inspections are by appointment only with Frankham Projects on 020 8309 7777. A sales pack can also be requested from Jack Anderson using the contact details above.

Frankham Projects as our vendor’s agent have endeavoured to check the accuracy of these sales particulars, but however can offer no guarantee, we therefore must advise that any prospective purchaser employ their own experts to verify the statements contained herein. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested.