

# Lot 49

Vacant Possession (1)

Former Tolly Cobbold Brewery Site, Cliff Road,  
**Ipswich, Suffolk IP3 0AT**

Residential Riverside Development Opportunity





# Lot 49

Vacant Possession (1)

## Key Details

- Substantial former brewery, pub and site
- Redevelopment potential subject to consent
- 300 metres south-east of Neptune Marina
- 1 mile south of the town centre and 900 metres south of Suffolk University
- Approximately 0.72 hectares (1.79 acres)

## On behalf of Mortgagee

### Location

**Miles:** 1 mile south of Ipswich town centre  
19 miles north-east of Colchester  
54 miles south-east of Cambridge  
65 miles north-east of London

**Roads:** A12, A14

**Rail:** Ipswich Railway Station

**Air:** London Stansted Airport

### Situation

The property is prominently situated on the east bank of the River Orwell, 1 mile from the town centre, 900 metres from Suffolk University and 300 metres from the major Neptune Marina with modern residential blocks and leisure uses. The Ipswich Waterfront has undergone considerable regeneration over the years and has been transformed into a bustling leisure district, home to restaurants, hotels, galleries and shops.

### Description

The property comprises a substantial riverside former brewery and a former public house building on a site of approximately 0.72 hectares (1.79 acres).

The former brewery building is Grade II listed and currently in a state of disrepair. The property may be suitable for residential redevelopment (subject to consents).

Note (1)

The car park is currently let on licence until 18th March 2020 at a fee of £500 per calendar month.

### Tenure

Freehold.

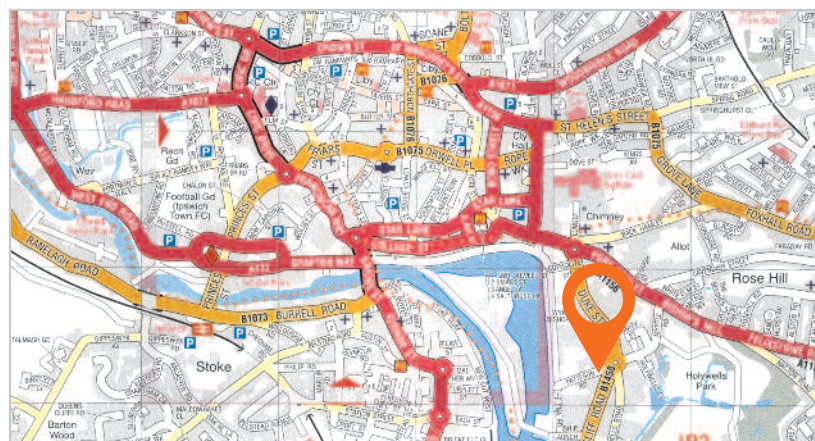
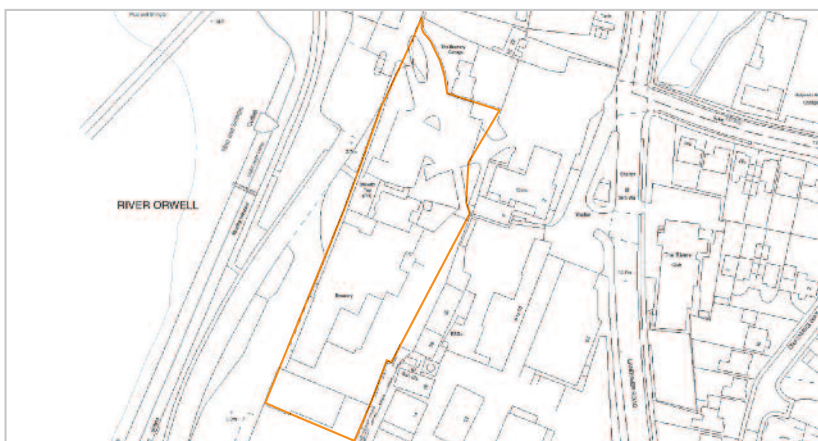
### VAT

VAT is applicable to this lot.

### Six Week Completion

### Planning

The property may be suitable for residential and mixed use redevelopment and had historic outline planning consent under Ref 15/01040/OUT for 222 residential units and commercial space with the adjoining site.



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