

STOUR

BUSINESS
PARK

HAVERHILL
2 MILES

CAMBRIDGE
20 MILES

BURY ST
EDMUNDS
16 MILES

A143

ADJACENT TO A143 – 2 MILES
NORTH-EAST OF HAVERHILL /
16 MILES SOUTH WEST OF
BURY ST EDMUNDS/A14

SERVICED

6 ACRES

POWER SUPPLY - 750KVA

VERY WELL SCREENED WITH
MATURE LANDSCAPING

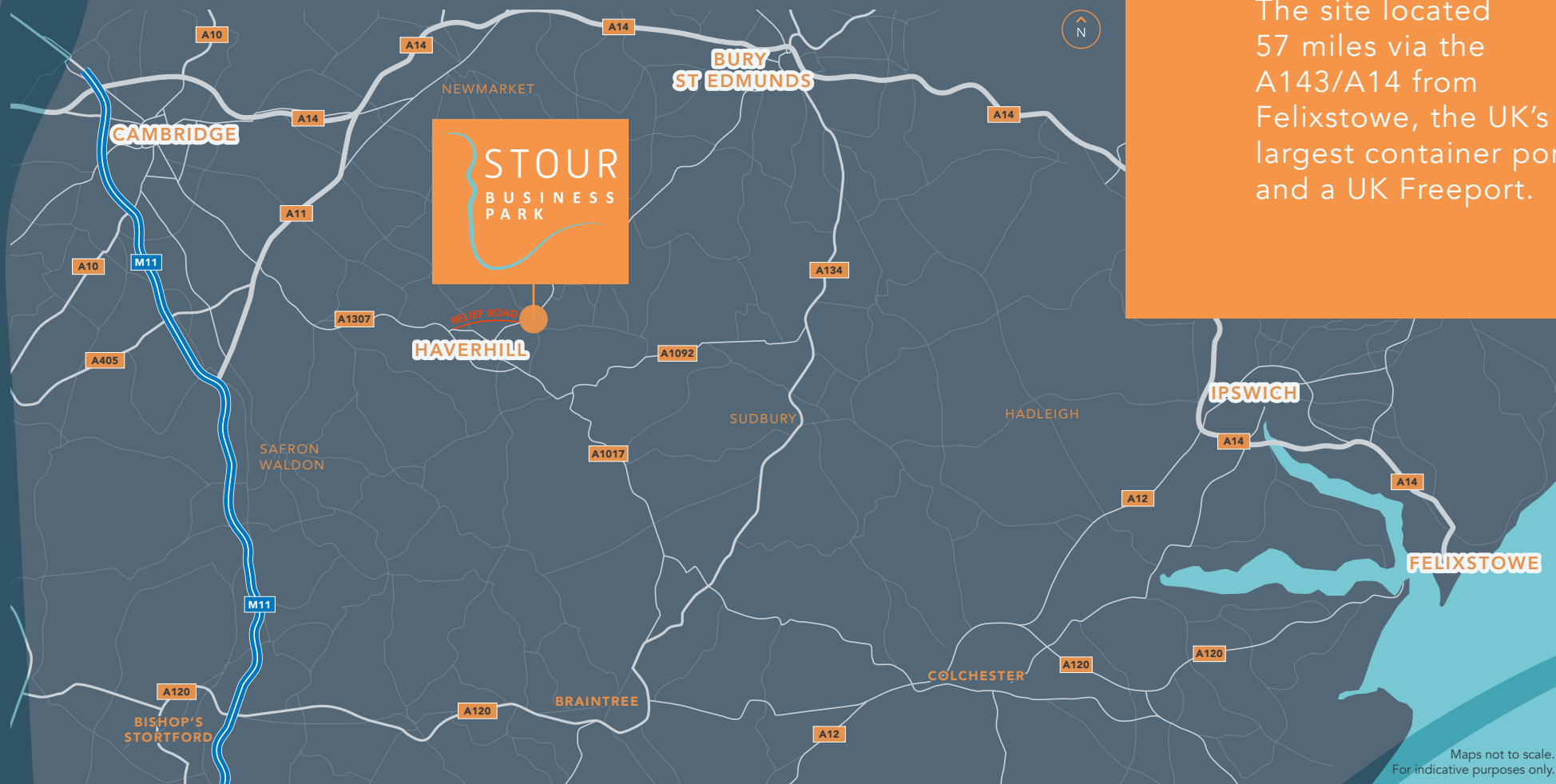
BOUNDARY LINE INDICATIVE ONLY



STOUR BUSINESS PARK,
LITTLE WRATTING,
HAVERHILL, CB9 7TD

A DEVELOPMENT BY
JAYNIC

FREEHOLD DEVELOPMENT PLOTS
FROM 1.7 – 6 ACRES



The site located 57 miles via the A143/A14 from Felixstowe, the UK's largest container port and a UK Freeport.

LOCATION

The site is located around two miles north-east of Haverhill and 16 miles south-west of Bury St Edmunds/the A14 at Little Wratting. A new northern relief road connecting the A143 to the A1307 will open in spring 2025,

further enhancing the accessibility to the A11/M11/A14 and Cambridge. It is strategically located in the heart of East Anglia enabling rapid access to London, the east coast and the Midlands.

DRIVE TIME DISTANCES

A11	19 minutes	11.2 miles
A14	25 minutes	15.8 miles
M11	31 minutes	21.4 miles

Maps not to scale.
For indicative purposes only.

DESCRIPTION

Stour Business Park offers the rare potential for industrial and commercial occupiers to acquire a bespoke property for their own occupation (subject to detailed planning).

The site is now available as a whole, or for the subdivision to provide up to 3 development plots of 1.7 to 6 acres, potentially accommodating buildings of between 12,540 and 78,650 sq ft as shown on the indicative plans.

Bespoke buildings or plot sizes can be offered to suit occupiers needs.

SERVICES

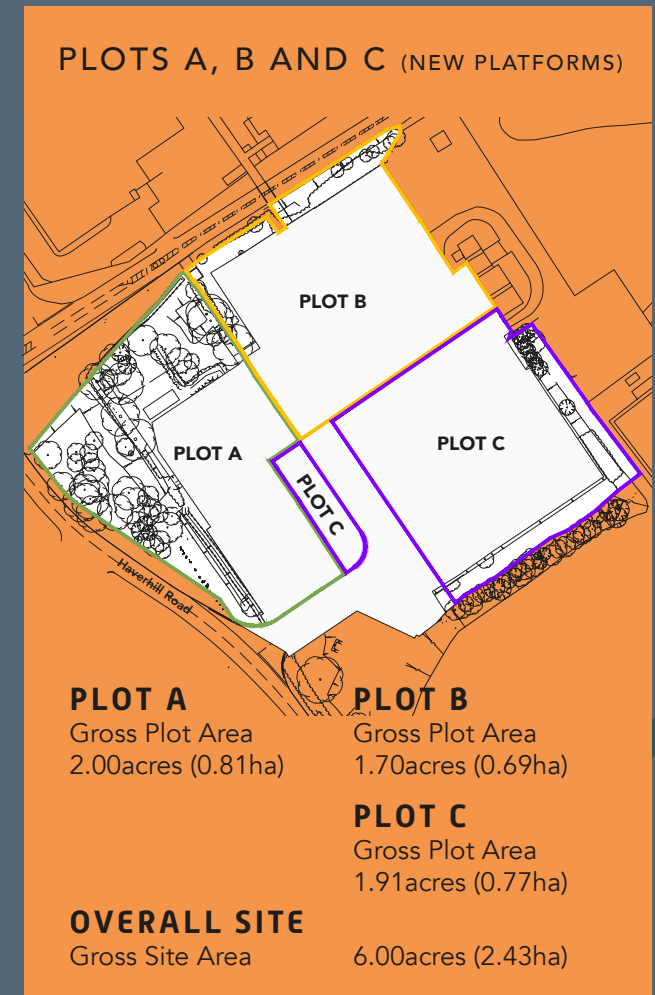
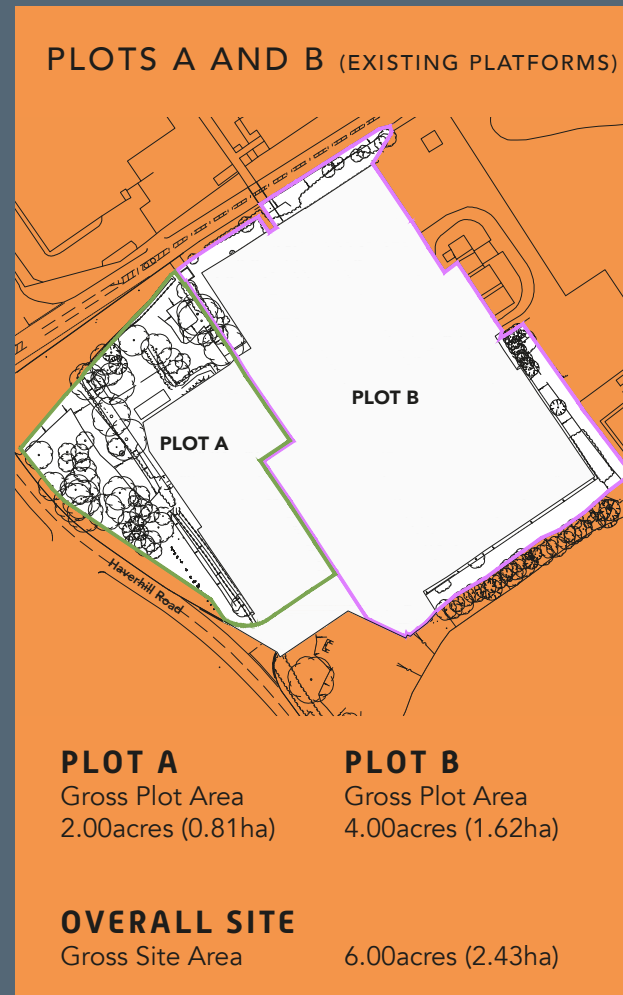
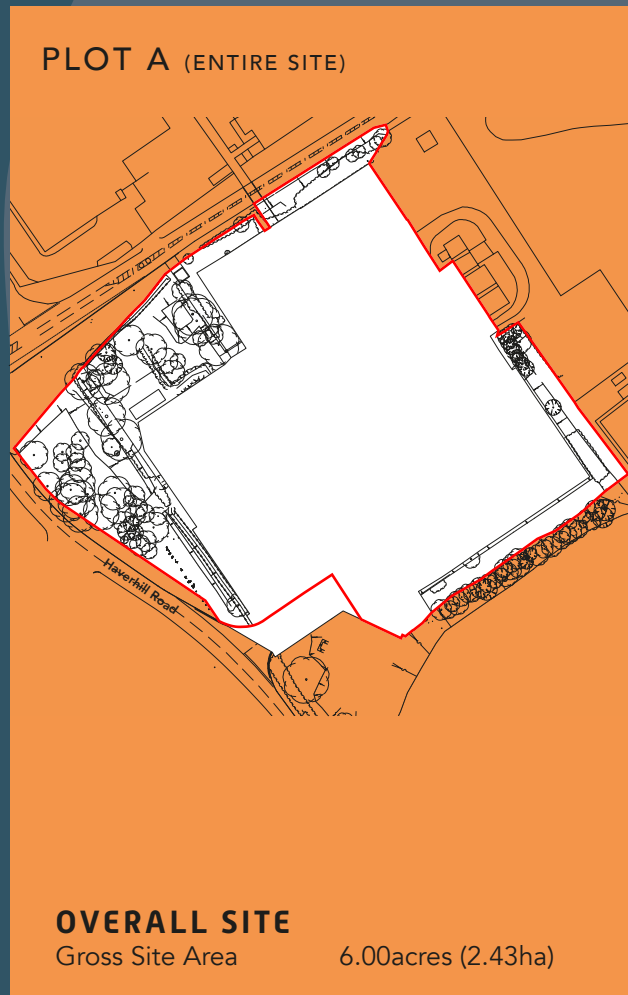
A 750Kva Electricity substation has been installed on-site.

Anglian Water have been paid to provide a 25mm potable water supply which can be installed once a building is erected or a company takes occupation.

Gas, foul sewage mains and BT/Fibre are all within the proximity of the site and can easily be connected.



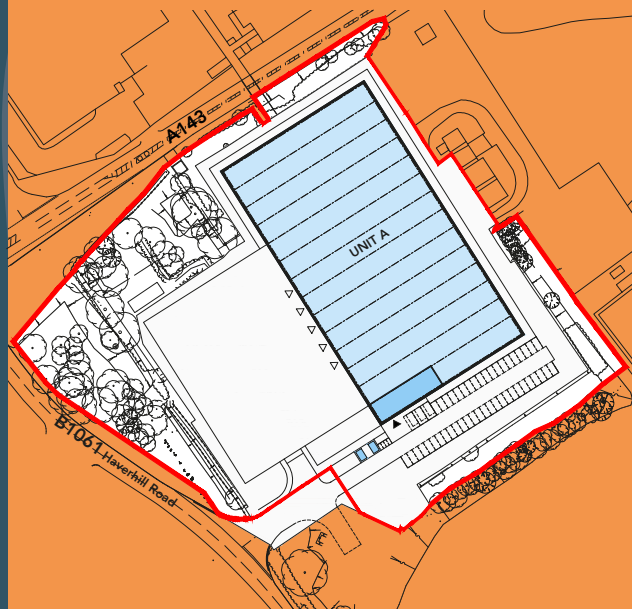
FREEHOLD DEVELOPMENT PLOT OPTIONS



The site is available as a single fully serviced freehold development plot of 6 acres, or up to 3 smaller plots from 1.7 acres

INDICATIVE DEVELOPMENT OPTIONS SUBJECT TO PLANNING*

OPTION 1



UNIT

GIA:

First floor - 2,340 sq ft
Ground floor - 76,310 sq ft

SITE: 6.00 ACRES

OPTION 2



UNIT A

GIA: 12,540 sq ft
Plot size: 2.00 acres

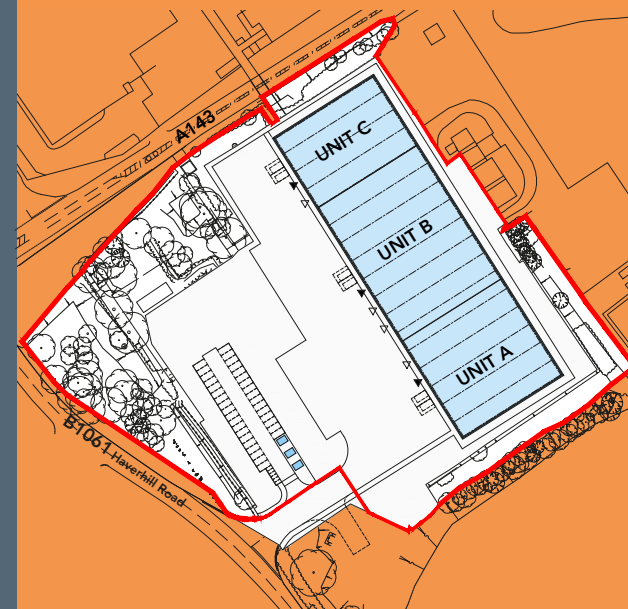
UNIT B

GIA: 22,580 sq ft
Plot size: 1.70 acres

UNIT C

GIA: 21,170 sq ft
Plot size: 1.91 acres

OPTION 3



UNIT A

GIA: 20,300 sq ft

UNIT B

GIA: 28,200 sq ft

UNIT C

GIA: 14,600 sq ft

SITE: 6.00 ACRES

*PLANNING

Stour Business Park has detailed planning consent for open storage and an allocation for employment uses and as such we are satisfied that consent for these units should be achievable, within current policy, subject to detailed planning applications.



Computer Generated Image of example unit is indicative only.

TERMS

Stour Business Park is available as a single fully serviced freehold development plot of 6 acres, or up to 3 smaller plots from 1.7 - 2 acres, or as freehold or leasehold buildings from 12,540 sq ft to 78,650 sq ft:

- Bespoke requirements can also be satisfied
- Plots available now
- Building availability in early 2026 subject to planning
- Detailed terms upon application.

VIEWING AND FURTHER INFORMATION

Strictly through joint agents Rumsey and Partners and Cheffins.



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ABOUT THE DEVELOPER

JAYNIC

Jaynic focus on land promotion and business space development in the south and east of England.

Over the last 5 years Jaynic has developed over 3M sq ft of business space in Suffolk. They have been responsible for the creation of several major employment sites in Suffolk including Suffolk Park, Bury St Edmunds, Haverhill Research Park and Gateway 14 Stowmarket.

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