CAPEL MUSHROOM FARM

Leasehold land & Storage opportunity

Whybrow

- Commercial property in strategic A12 location
- Close to Ipswich Colchester & Felixstowe
- Flexible lease terms available
- Units on site extending to 33,794 sq ft (GEA)
- Site extends to approximately 7.08 acres (2.86 Ha)
- Suitable for a variety of uses subject to planning

Mill Hill, Capel St Mary, Suffolk, IP9 2LA

Price on Application

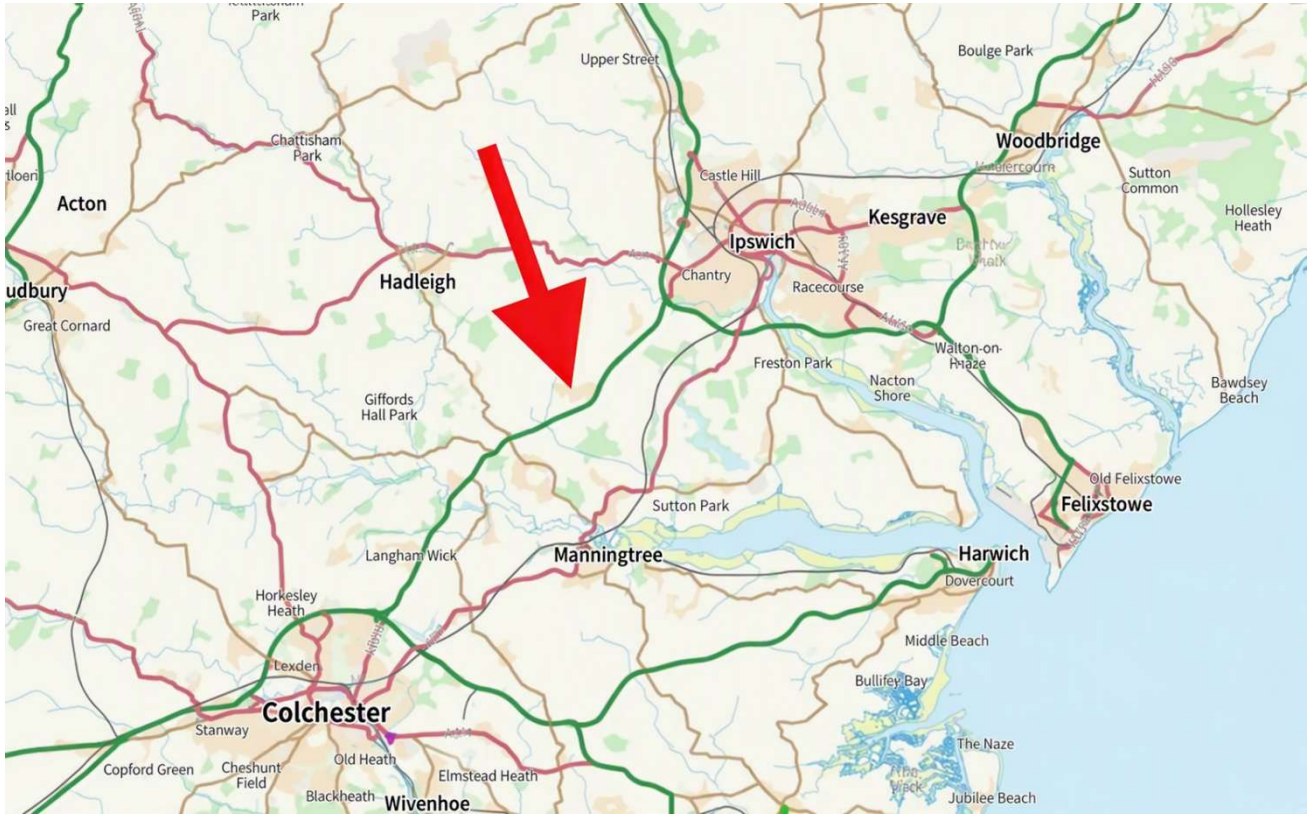
FLEXIBLE COMMERCIAL BUILDINGS TO LET OR FOR SALE

A Rare Opportunity to acquire Flexible Commercial or Community Use Accommodation in a Strategic South Suffolk Location

The former Capel Mushroom Farm offers a range of vacant commercial buildings suitable for a variety of business, storage, industrial, workshop, distribution, community and agricultural-related uses, subject to planning where required.

Positioned on the edge of the well-established village of Capel St Mary, the property benefits from excellent connectivity to the A12, providing convenient access to Ipswich, Colchester, Felixstowe Port and the wider regional road network.

- Good vehicular access
- Generous circulation space
- On-site parking
- Three-phase electricity
- Mains water & sewerage connections



THE SITE EXTENDS TO CIRCA 7.08 ACRES (2.86 HECTARES) MEASURED FROM ORDNANCE SURVEY EXTRACT.

Location

Capel St Mary is a thriving village situated approximately 6 miles south of Ipswich and 10 miles north of Colchester. The site has access to the A12 via the village, connecting occupiers to the East Coast ports, the Midlands and London.

The location provides an attractive balance of accessibility, affordability and a pleasant rural business environment.

Accommodation

A range of former mushroom-growing and ancillary buildings are available, offering flexible space capable of accommodating a variety of occupiers.

The property *may be suitable** for:

- Storage and warehousing
- Light industrial uses
- Workshops and manufacturing
- Distribution/E-commerce fulfilment
- Agricultural and horticultural enterprises
- Community Uses

*Subject to planning if outside current use

Gross External Areas

Area 1:	142.7 sq.m
Area 2:	447.33 sq.m
Area 3:	980.91 sq.m
Area 4:	61.41 sq.m
Area 5	1345.05 sq.m
Brick Office	281.14 sq.m

Plan credit: Wincer Kievenaar

www.wk-architects.co.uk

CURRENT SITE USES

1) Composting tunnel capable of processing 150 tons of blended raw compost

2) Composting Tunnels – slated floor

3) Spawn running rooms and growing rooms

4) Pool House

5) Mushroom Growing Rooms and workshop

VIEWINGS

Viewings are strictly by appointment only.

SERVICES

We have not tested any of the service installations and provide no warranties as to their condition. Prospective purchasers should confirm the availability of services for their own proposals via the appropriate statutory undertaker.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is offered subject to, and with the benefit or burden of all existing wayleaves and easements, whether or not specifically referred to in these particulars.

VAT

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale or any part or right attached to it becomes chargeable for the purposes of VAT and as such, the tax shall be payable by the purchaser.

METHOD OF SALE

Whybrow have instructions to place the property on the market with a view of selling it at the best consideration which can be achieved as a result of the marketing campaign.

The Vendors do not undertake to accept the highest or indeed any offer. Informal tenders should be sent to:

t.lockwood@whybrow.net

OFFER REQUIREMENTS

Offers must be submitted on letter headed paper along with the following information:

- Full name, address and registration number of the acquiring entity
- The name, address and contact information of the solicitor who will be acting on your behalf, together with confirmation they are instructed to act on your behalf and have reviewed the information
- Full evidence of your financial ability to complete the purchase or fulfil lease requirements, including audited accounts.

OCTOBER 2026

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