



WATLING
REAL ESTATE

TOWN + COUNTRY
PROPERTY AUCTIONS

58 HIGH ROAD, TRIMLEY ST MARY, IP11 0SY

Freehold Vacant former care home facility with Change of Use / Redevelopment potential (STPP)

INVESTMENT HIGHLIGHTS

- ▶ Freehold
- ▶ Large detached property extending to 7,927 sq. ft (inc. limited use areas)
- ▶ Trimley Railway station located just 0.4 miles away
- ▶ Significant redevelopment potential – suitable for alternative uses subject to obtaining relevant consents

GUIDE PRICE

£700,000

for the Freehold Interest representing
a low capital value of £88 psf

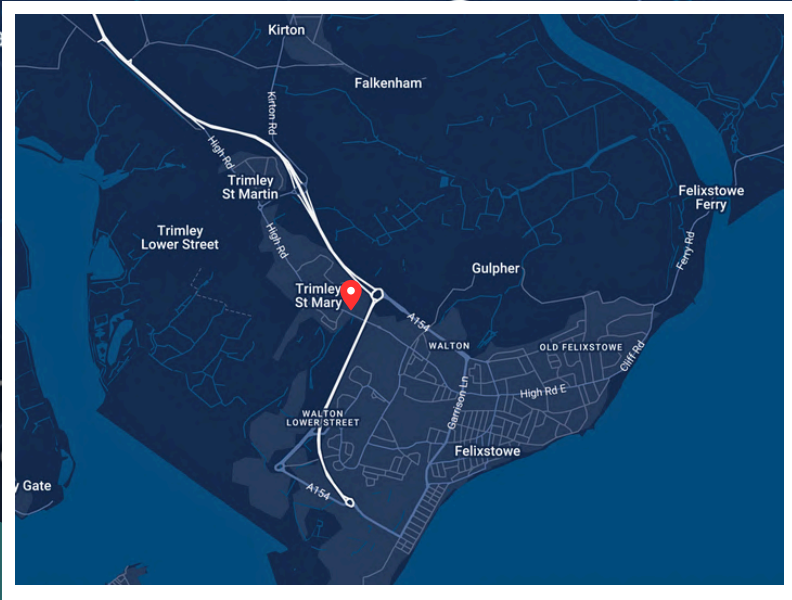


LOCATION

The property is located in Trimley St. Mary, a village just 2 miles north west of Felixstowe; which is home to the largest container port in Britain, in the county of Suffolk. Trimley St. Mary is approximately 9 miles south east of the major town Ipswich and 19 miles east of Colchester, a city in northeastern Essex.

The area is a popular residential area and has seen growth in recent years and currently has ongoing local investment through new residential schemes demonstrating local demand and growth.





SUBJECT PROPERTY

CONNECTIVITY



Train

Trimley Station

Felixstowe

6 mins

Derby Road (Ipswich)

10 mins

Westerfield

15 mins

Ipswich

23 mins

Colchester

57 mins

Chelmsford

1 hour 16 mins

London Liverpool Street

1 hour 46 mins



Car

Felixstowe

6 mins

Ipswich

18 mins

Colchester

35 mins

Bury St Edmunds

45 mins

Cambridge

1 hour 15 mins

Norwich

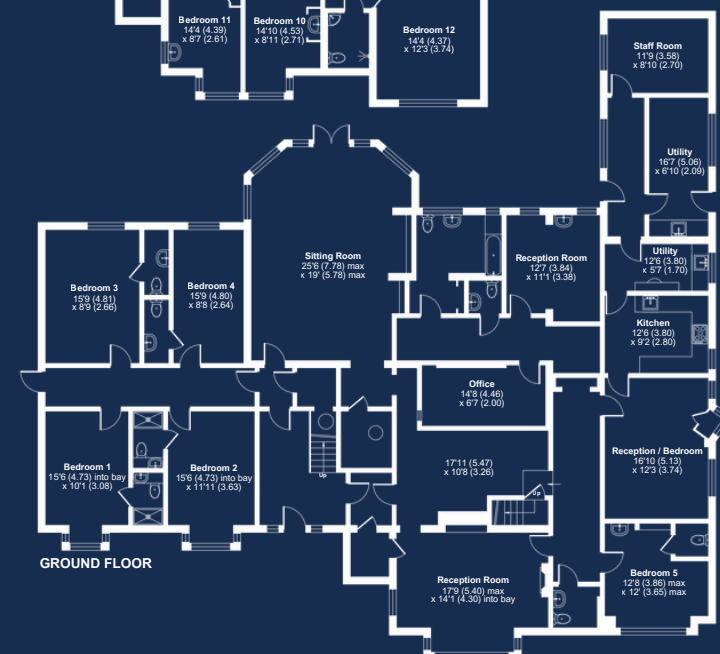
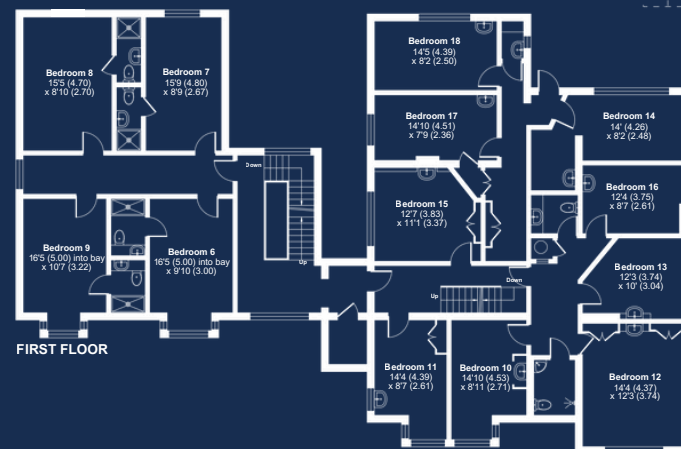
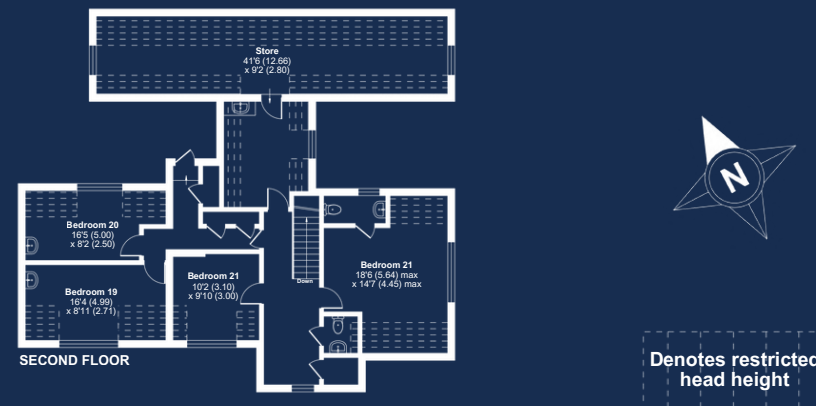
1 hour 15 mins

THE PROPERTY

The property is a detached part 2-storey and part 3-storey building with a rear single-storey extension.

The property is currently arranged as a care home providing 24 bedrooms and extends to approximately 7,927 sq. ft. GIA There are gardens to the rear of the property and car parking for several vehicles at the front of the property; with the whole plot extending to 0.234 acres.

The ground floor consists of kitchens, a laundry room, lounges and staff offices and some bedrooms; with the remaining bedrooms arranged over the first and second floors, and all floors connected by a 4-person lift.



ACCOMMODATION	SQ.FT.	SQ.M.
Approximate Area	7,496	696.4
Limited Use Area s)	431	40
Total	7,927	736.4

The total site area extends to approximately 0.234 acres.



PLANNING

We have assumed that the property benefits from Planning Permission under use class C2, however buyers should make their own enquiries to satisfy themselves.

REDEVELOPMENT

The property presents significant redevelopment prospects and would lend itself to a range of alternative uses subject to obtaining the relevant planning permissions and licencing including self-contained residential dwellings, supported living or a large HMO. All parties are required to undertake their own due diligence and take appropriate professional advice around the suitability and requirements for redevelopment.





FURTHER INFORMATION

TENURE

SK259210 (Freehold).

SERVICES

Sale on behalf of Receivers, buyers should make their own enquiries regarding services.

EPC

TBC – Pending certificate.

VAT

TBC.

LEGAL COSTS

Each party to be responsible for their own costs incurred in the transaction.

LOCAL TAXATION

Council Tax Band 'G' – East Suffolk Council.

FURTHER INFORMATION

VIEWINGS

Strictly by appointment only.

SALE BY RECEIVERS

The property is offered for sale on behalf of the Joint LPA Receivers ('the Receivers'). The Receivers offer no title or collateral warranties associated with this property or transaction. The Receivers act without personal liability.

ANTI-MONEY LAUNDERING (AML)

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is exchanged.

Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers/funders/lessee.

GUIDE PRICE

The property is going to auction with Town and Country Property Auctions on 10th December 2025 with a guide price of £700,000.

CONTACTS

AGNES JONES

T: +44 (0) 7548 320 521

agnes.jones@watling.com

CALLUM THOMAS

T: +44 (0) 7778 571 523

callum@tcpa.co.uk

November 2025

Subject to Contract

Property Reference: 223096

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