

RESIDENTIAL DEVELOPMENT OPPORTUNITY FOR 60 HOUSES

SITUATED ON THE EDGE OF THE VILLAGE OF
WALSHAM-LE-WILLOWS IN SUFFOLK



FOR SALE BY PRIVATE TREATY
OFFERS IN EXCESS OF
£2,580,000

SUBJECT TO CONTRACT

PETER CRICHTON FRAV

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RESIDENTIAL DEVELOPMENT SITE AT WATTISFIELD ROAD, WALSHAM-LE-WILLOWS, IP31 3DB

LOCATION

The residential development site lies on the northern side of Walsham-le-Willocks, which is approximately 13 miles to the north east of Bury St Edmunds and 15 miles from Diss and is also within easy reach of Ipswich and Stowmarket, as shown on the Location Plan.

Walsham-le-Willocks is an attractive historic village with a number of local amenities including two public houses, a thriving butchers shop, an active Community Centre with sports facilities, as well as Clarkes of Walsham Ltd; a country lifestyle, hardware and building supply retail business established in 1898, employing 100 people and serving the East Anglian region.

SITE PLAN



DESCRIPTION

The residential development site extends to approximately 2.8 hectares (6.92 acres), subject to survey, for which outline planning consent has been granted for 60 dwellings; 35% of which include 21 affordable houses under the terms of a Section 106 Agreement.

The affordable housing element includes four 2-person one bed flats (affordable rent), three 4-person two bed houses (affordable rent), ten 4-person two bed houses (shared ownership) and four 5-person three bed houses (shared ownership) as provided for in the Section 106 Agreement, which has been agreed and signed.

PLANNING DETAILS

The planning consent granted will be subject to compliance with reserved matters and other conditions set out in the planning decision notice.

The Section 106 Agreement requires payment to Suffolk County Council of £51,000 towards primary school transportation costs. A contribution will also be expected towards footway improvements which relate to this site and further improvements to an adjacent site known as Broad Meadow and these works will be provided by way of a Section 278 Highways Agreement. It is anticipated that the costs will be shared equally between the parties.

The Agent dealing with the Broad Meadow site is Mr David Barker MRICS MRTPI of Evolution Town Planning, who can be contacted on 01359 233663.

Copies of the Section 106 Agreement are available on the Babergh Mid Suffolk Planning Authority website or from the selling agent.

A community infrastructure levy (CIL) payment of £115m² will be required and further details can be made available

The planning reference for the site is 1352/17 and the Local Planning Authority is Babergh Mid Suffolk.

Copies of the planning consent are available on the Babergh Mid Suffolk website or can be provided by the selling agents along with other associated planning documents, if required.

LOCAL AUTHORITIES

Anglian Water Services Ltd:
PO Box 46, Spalding, Lincs PE11 1DB Tel: 0800 919155

Suffolk County Council:
Endeavour House, 8 Russell Road Ipswich IP1 2BX Tel: 0845 606 6067

Babergh District Council
8 Russell Road, Ipswich IP1 2BX Tel: 0300 123 4000

UK Power Networks
Fore Hamlet, Ipswich IP3 8AA Tel: 0800 028 0247

TENURE

The property is available for sale freehold with vacant possession on completion (Subject to Contract).

METHOD OF SALE

The site is available for purchase by Private Treaty with offers in excess of **£2,580,000**.

VENDOR'S SOLICITORS

Ashtons Legal, Fornham Business Court, The Long Barn, Fornham St Martin, Bury Saint Edmunds, Suffolk, IP31 1SL Tel: 01284 762331

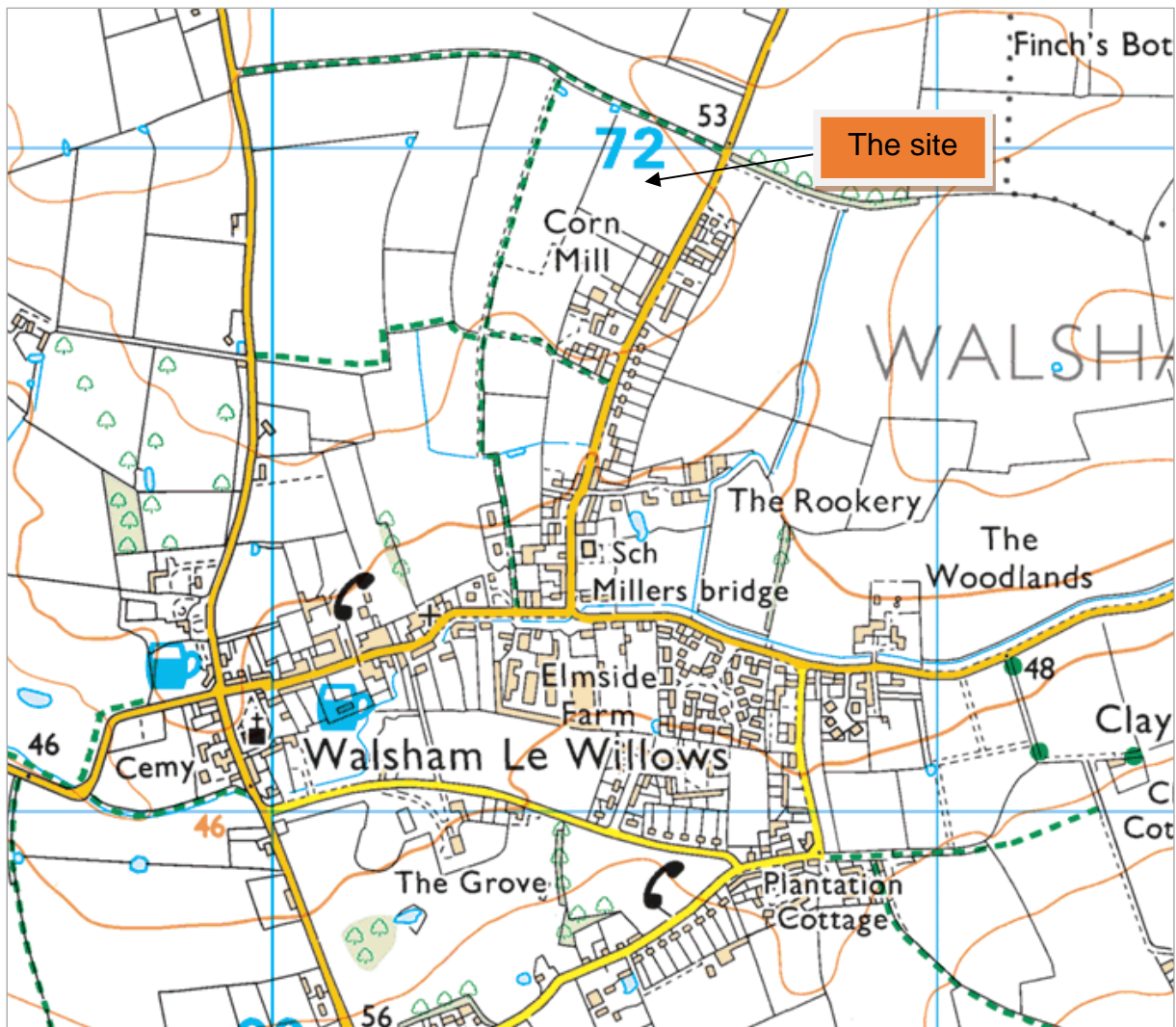
VIEWING

The site can be viewed during daylight hours without appointment, with a copy of these particulars to hand.

PLANS, SCHEDULES AND AREAS

These have been prepared as carefully as possible with boundaries shown as outlined on the plan included in these particulars for identification purposes only.

LOCATION PLAN



IMPORTANT NOTICE

1. These particulars are a fair and accurate general outline only for the guidance of the intending Purchasers and do not constitute an offer or contract or any part of an offer or contract.
2. All descriptions, dimensions, reference to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Peter Crichton for the accuracy of individual items. Intending Purchasers should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of rooms or buildings should be checked. Metric/imperial conversions are approximate only.
3. Intending Purchasers should make their own independent enquiries regarding use or past use of the Property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase.
4. Peter Crichton and any person in his employment does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representations or warranty in relation to this property. No responsibility is taken by Peter Crichton for any error, omission or mis-statement in these Particulars.
5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers in inspecting the Property, making further enquiries or submitting offers for the Property.
6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated.
7. These Particulars were prepared in August 2018 1st Edition.

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