



Land East of Warren Lane, Elmswell, Suffolk

Development site with Outline Permission for up to 38 Dwellings


LANDBRIDGE
CHARTERED SURVEYORS | PROPERTY ADVISERS



KEY

-  SITE LOCATION
-  PROPOSED RESIDENTIAL DEVELOPMENT AREA
-  PUBLIC OPEN SPACE (0.64HA)
MINIMUM REQUIREMENT 0.23HA BASED ON
ESTIMATED POPULATION OF 88 RESIDENTS &
MID SUFFOLK OPEN SPACE, SPORT AND
RECREATION ASSESSMENT SPD, 2016
-  EXISTING VEGETATION
-  PROPOSED INDICATIVE VEGETATION
-  PROPOSED NEW PEDESTRIAN LINK /
PERMISSIVE RIGHT OF WAY
-  PROPOSED VEHICULAR ACCESS
-  PROPOSED PRIMARY VEHICULAR
ROUTE
-  PROPOSED ATTENUATION BASIN

LAND EAST OF WARREN LANE, ELMSWELL, SUFFOLK - DEVELOPMENT FRAMEWORK PLAN

Land with Outline Planning Permission for 38 Dwellings available as a whole.

Location

Landbridge is instructed on behalf of Endurance Estates and the Landowner to dispose of approximately 4.60 acres of development land to the east of Warren Lane, Elmswell.

The site is located on the southern edge of the village of Elmswell, with access off Warren Lane. Elmswell is extremely well located along the A14 corridor with access to junction 47 approximately 1 mile (1.61 kilometres) away. The site can be found using the directions and location plan enclosed.

Description

The site is located to the east of Warren Lane and west of Cresmedow way and is on the southern boundary of the village of Elmswell, a key service centre and popular Mid-Suffolk village.

The village of Elmswell is well served with a primary school, supermarket, butchers, public houses, post-office, pharmacy and train station (Ipswich to Cambridge line) as well as many other amenities and businesses.

The market town of Bury St Edmunds is situated approximately 18 kilometres (11.2 miles) to the west. The County Town of Ipswich is located 30.2 kilometres (18.8 miles) to the south east.

The site is reasonably level, currently in agricultural use and extends to approximately 1.86 hectares (4.60 acres)

The proposed site layout is for 38 dwellings including 13 affordable dwellings.



About the Area

Elmswell is a thriving village situated in Mid-Suffolk, equidistant between Bury St Edmunds and the smaller market town of Stowmarket and is surrounded by farmland. The University City of Cambridge and County Town of Ipswich are also within easy reach.

With excellent road and rail links, Elmswell has grown to become one of the largest villages in the County of Suffolk. Elmswell is a self-contained village with a range of local services including two pubs, police & fire stations, library, pharmacy, newsagents and a post office along with a network of community groups and societies. The village also has a pre-school and primary school which was rated 'good' overall in the last Ofsted report in 2016.

Planning

The site benefits from a resolution to grant planning permission for 38 dwellings including 13 affordable dwellings reference: 4909/16 granted at committee on 9th August 2017. Full details available within the Information Pack.

Please note at the date of publishing these details, the S.106 Agreement and Planning Permission have yet to be finalised.

Please also note that a request by Elmswell Parish Council to the Secretary of State to 'Call In' the application at Warren

Lane has been turned down by the Secretary of State.

It is anticipated that both the S.106 and consent will be completed in advance of tenders being submitted. Prospective Purchasers should proceed accordingly.

Services

We understand that all the main services are available either on site or very close to the site.

A full feasibility survey has been undertaken for gas, water, sewage, electricity and telecoms. The anticipated approximate cost of service connections and plans are contained within the Information Pack.

Prospective Purchasers will need to satisfy themselves with the precise location and availability of the services.

The Vendor and their successors in title reserve the right to lay new, connect into and upgrade all services.

Access

Access to the Property is directly from Warren Lane as shown on the indicative layout plans contained within these details and Information Pack.

The Purchaser will be required to install a new access off Warren Lane. The Vendor and their successors in title, reserve the full rights of access over the new access road, together

with the rights to upgrade the new access. The rights of access, will be for all purposes, at all times.

In addition, the Vendor has historically enjoyed a right of way over Cresmedow Way.

Part of Cresmedow Way is unregistered, and full details of the access arrangements and insurance policy, which covers the unregistered land, are available as part of the Information Pack provided. It is envisaged that such rights will pass with the sale of the Property.

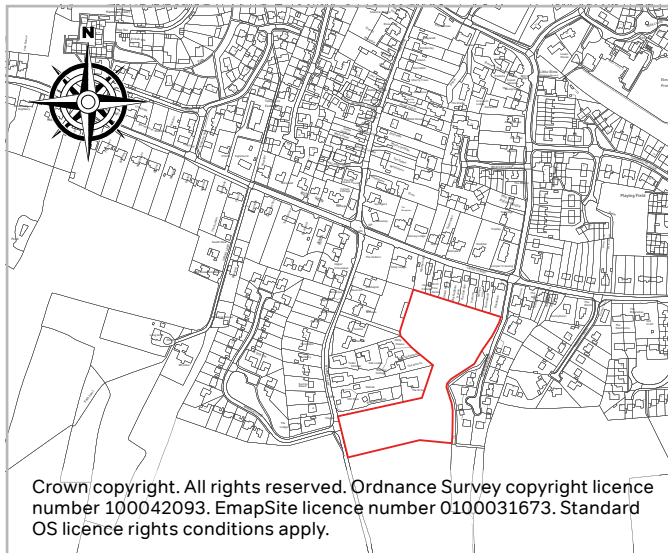
Please see Information Pack for details of highway improvements and passing bays on Warren Lane.

Footpaths and Permissive Paths

Please refer to the draft S.106 Agreement for details of any permissive paths or rights of way agreements.

Local Authority

Mid Suffolk District Council
Endeavour House,
8 Russell Road,
Ipswich IP1 2BX
Telephone: 0300 123 4000



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Wayleaves, Easements & Rights of Way

The Property is sold subject to or with the benefit of all existing wayleaves, easements, rights of way, covenants and restrictions whether mentioned in the particulars or not. In particular please note there is a gas main which runs along side of Warren Lane.

Boundaries

The boundaries are based on the Ordnance Survey and are for reference only. The Purchaser will be deemed to have full knowledge of all boundaries and any error or mistake shall not be the responsibility of the Vendor and their successors in title, or entitle any party to compensation in respect thereof.

Information Pack

An Information Pack including all planning documents, surveys and reports is available on request from the Vendor's agent.

The surveys undertaken include:-

- Transport Report
- Flood Risk Assessment
- Phase 1 Land Contamination
- Tree Survey and Arboricultural Survey and Impact Assessment
- Geophysical Survey
- Ecology Report
- Utilities Assessment
- Noise Assessment

An electronic copy of the Information Pack is available at www.landbridge.co.uk/projects/warren-lane-elmswell
Password: Landbridge 2

Community Infrastructure Levy & Section 106 Agreement

The Vendors will transfer the liability for the the S.106 agreement and Community Infrastructure Levy to the Purchaser upon completion.

Sale Site

The land within the red line on page 4 is offered freehold with vacant possession upon completion.

Timing

Conditional and unconditional offers are invited by 12noon on Wednesday 29 November 2017. It is important that any conditions attached to any offers are clearly outlined and in particular those relating to payment terms. Offers should be

made in writing to the Vendor's agent marked "Warren Lane, Elmswell."

However, the Vendor reserves the right to sell the Property without such procedure.

It is intended that exchange of contract will take place within 28 days of the Purchaser's solicitor receiving the draft contract. Completion will take place 28 days thereafter. A 10% deposit will be payable on exchange of contracts.

Postcode IP30 9DT

Viewings

Strictly by prior appointment with the Vendor's agent. Unaccompanied viewings can be undertaken with details in hand in daylight hours only.

Vendor's Solicitor

Greene & Greene
80 Guildhall Street
Bury St Edmunds
Suffolk
IP33 1QB

Registered Title

Title Number SK311780

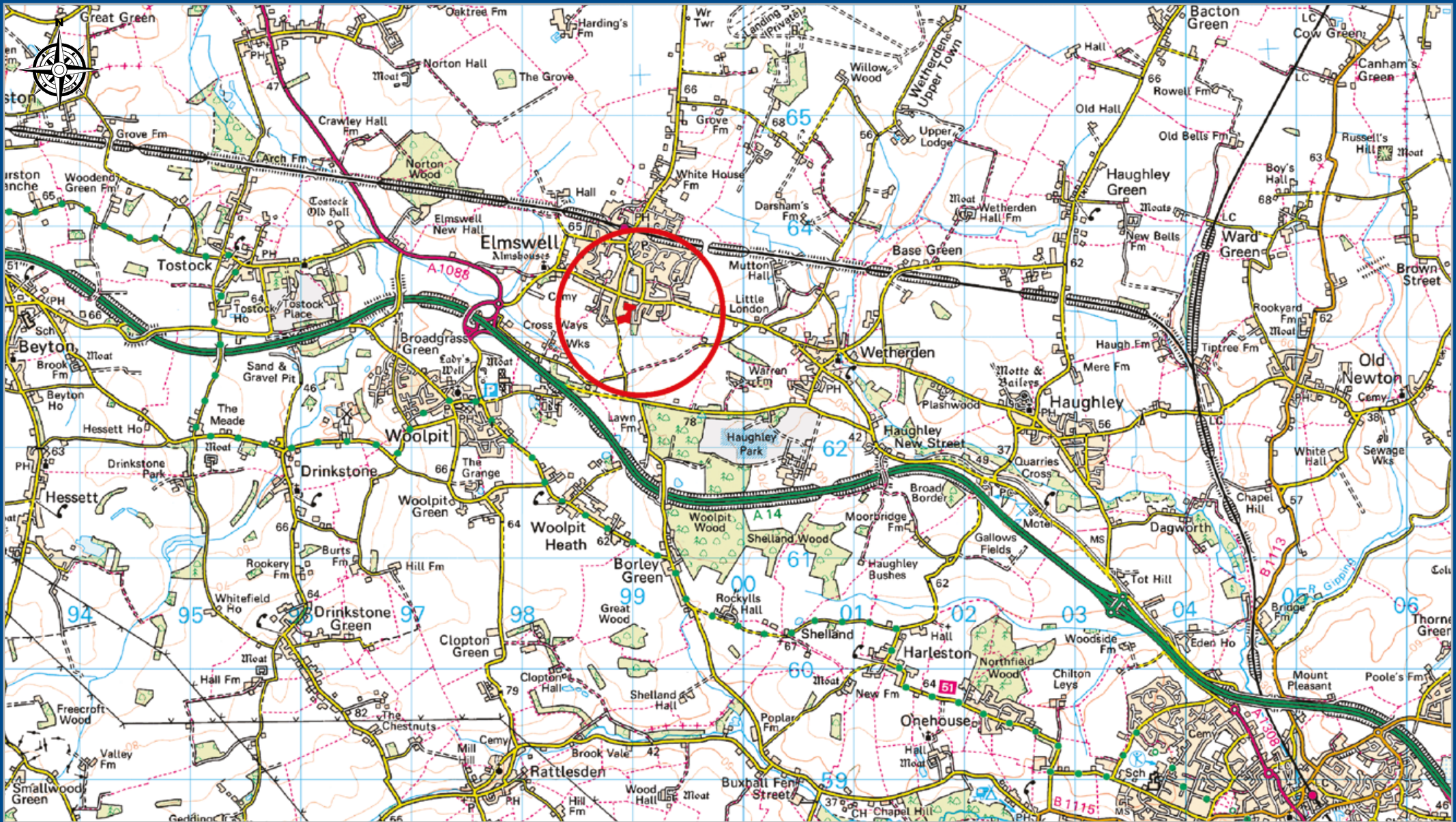
VAT

The Vendor reserves the right to charge VAT upon any sale (where an option to tax is made).

Directions

From Ipswich take Junction 47 of the A14, at the roundabout take the 2nd exit to Church Road. Continue along Church Road, bearing right after the church. Continue along Church Road after approximately 1.12 kilometres (0.7 miles) turn right onto Warren Lane and the site will be approximately 0.32 kilometres (0.2 miles) on the left.





Important Note Landbridge Property LLP wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. These particulars do not form part of any offer or contract and should not be relied upon as statements or representative of fact. Landbridge Property LLP has no authority to make or give in writing, or verbally, any representation or warranties in relation to the property. They assume no responsibility for any statement that may be made in these particulars. Any areas, measurements or distances are approximate. The text, photographs and plans are for general guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Landbridge Property LLP have not tested any services, equipment or facilities. In the interest of health and safety, please ensure that you take due care when inspecting the property.

Whilst we endeavour to make our particulars accurate and reliable, if there is any point that is of particular importance to you please make contact and we will be pleased to check the information, especially if you are travelling some distance to make an inspection.

Photographs taken September 2017

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CHARTERED SURVEYORS | PROPERTY ADVISERS

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