



# Land North and South of Wetherden Road, Elmswell, Suffolk

Development site with Outline Permission for 240 Dwellings

  
**LANDBRIDGE**  
CHARTERED SURVEYORS | PROPERTY ADVISERS



KEY:

- 1 Lot 1
- 2 Lot 2
- 3 Lot 3

LAND ADJOINING WETHERDEN ROAD, ELMSWELL, SUFFOLK - PARCEL PLAN



# Land with Outline Planning Permission for 240 Dwellings available as a whole or in 3 Lots

## Location

Landbridge is instructed on behalf of Endurance Estates and the Landowner to offer for sale the development opportunity of the land to North and South of Wetherden Road, Elmswell.

The site is located to the east of the village of Elmswell, with access off Wetherden Road. Elmswell is extremely well located along the A14 corridor with access to Junction 47 of the A14 within 1 mile. The site can be found using the directions and location plan enclosed.

## Description

The site is located either side of Wetherden Road on the eastern edge 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 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.



## Local Amenities



The site is gently undulating, currently in agricultural use and extends to approximately 11.38 hectares (28.12 acres).

The proposed site layout is for 240 dwellings including 84 affordable dwellings. The sites are available as a whole or in 3 lots. Please refer to the lotting plan on page 2, Parcel Delivery Strategy within the data room and brief summary below.

**Lot 1** Being land to the north of Wetherden Road with permission for 80 dwellings. Total area approximately 2.581 hectares (6.38 acres).

**Lot 2** Being land to the south of Wetherden Road with permission for 90 dwellings, community parkland and attenuation area over a total area of approximately 4.953 hectares (12.23 acres).

**Lot 3** Being land to the south of Wetherden Road with permission for 70 dwellings, community parkland and open space over a total area of approximately 3.846 hectares (9.50 acres).

Purchasers are invited to put forward a master plan and schedule of areas to support their bid. Please refer to the design guide for lots 2 and 3 within the data room.

## About the Area

Elmswell is a thriving village situated in Mid-Suffolk, equidistant between Bury St Edmunds and the smaller market town of Stowmarket, 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 240 dwellings including 84 affordable dwellings reference: 4911/16 granted at committee on 12th July 2017. Full details available within the Information Pack.

Please note that at the date of publishing these details, the S.106 Agreement and Planning Permission are still to be finalised, however, both documents are at an advanced stage. It is anticipated that both documents 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 connect into, lay new, and upgrade all services. Please see Parcel Delivery Strategy within the Information Pack.

## Access

Access to the Property is directly from the Wetherden Road. Details of road improvements, indicative layouts and road schemes are shown on the enclosed plans and within the Information Pack. The Vendors and their successors in title reserve full rights of access over the subject property for possible future phases of development. The Purchaser should seek for all roads, cycleways and footpaths to be adopted up to the boundary of the Vendor's retained land.

The Purchaser is required to put in two points of access for the land north of Wetherden Road, to serve any future phases of development lying to the north. Details of the access arrangements can be found in the Information Pack provided.





### **Footpaths and Permissive paths**

As a requirement of the Permission the Purchasers will need to deliver a new right of way linking the site to the path network. Please refer to the S.106 Agreement as part of the Information Pack for details.

### **Local Authority**

Mid Suffolk District Council  
Endeavour House,  
8 Russell Road,  
Ipswich IP1 2BX

Telephone: 0300 123 4000

### **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.

### **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.

### **Land east of Warren Lane**

There is a further 38 dwelling development available to the west of this site. Please see separate details.

### **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 & 2 Land Contamination  
Habitat Survey  
Tree Survey and Arboricultural Survey and Impact Assessment  
Geophysical Survey  
Ecology Report  
Utilities Assessment  
Noise Assessment  
Parcel Delivery Strategy

An electronic copy of the Information Pack is available at [www.landbridge.co.uk/projects/wetherden-road](http://www.landbridge.co.uk/projects/wetherden-road)  
Password: Landbridge1

A short video has been prepared to provide an overview of the sites and the village of Elmswell, and can be viewed through [www.landbridge.co.uk](http://www.landbridge.co.uk)

The video is for information purposes only and should not be relied upon.

## Community Infrastructure Levy & Section 106 Agreement

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

Details of the payments and terms of the S.106 agreement are contained within the parcel delivery reports.

## Community Parkland

Contained within the Planning Permission is the obligation to create a new community parkland to the south of the site. The freehold of the Land for the parkland will be retained by the Vendor and their successors in title and a lease of no less than 99 years will be offered to the Developer or body

nominated within the S.106 Agreement tasked with creating and managing the parkland.

The user clause will be for community parkland only and the rent will be 1 peppercorn, if demanded. The parcel delivery strategy report deals with the creation of specific parts of the Park for each lot.

The Vendor and their successors in title reserve full rights of access to and use of the area as Public Open Space, for any future phases of development.

## Sale Site

Other than the community parkland, the Land will be sold freehold with vacant possession (on completion) as a whole or

in 3 Lots by way of Private Treaty. For lotting details please see parcel delivery strategy report as part of the Information Pack.

## 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 "Wetherden Road, 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 9DG

## 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

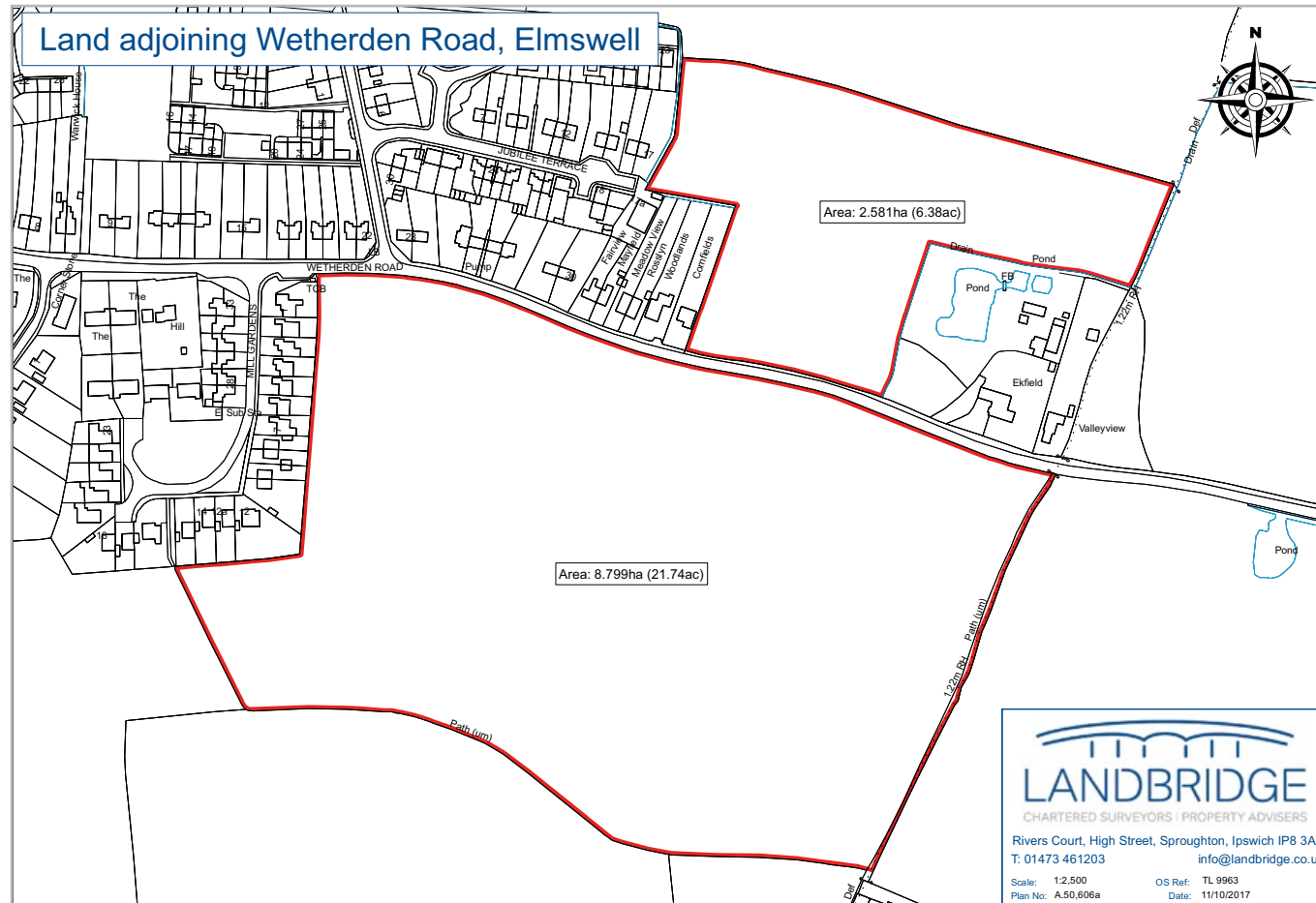
Title Number SK311780

## 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 until it becomes Wetherden Road and the site will be approximately 1.3 Kilometers (0.8 miles) on the right and left side directly after leaving the village.



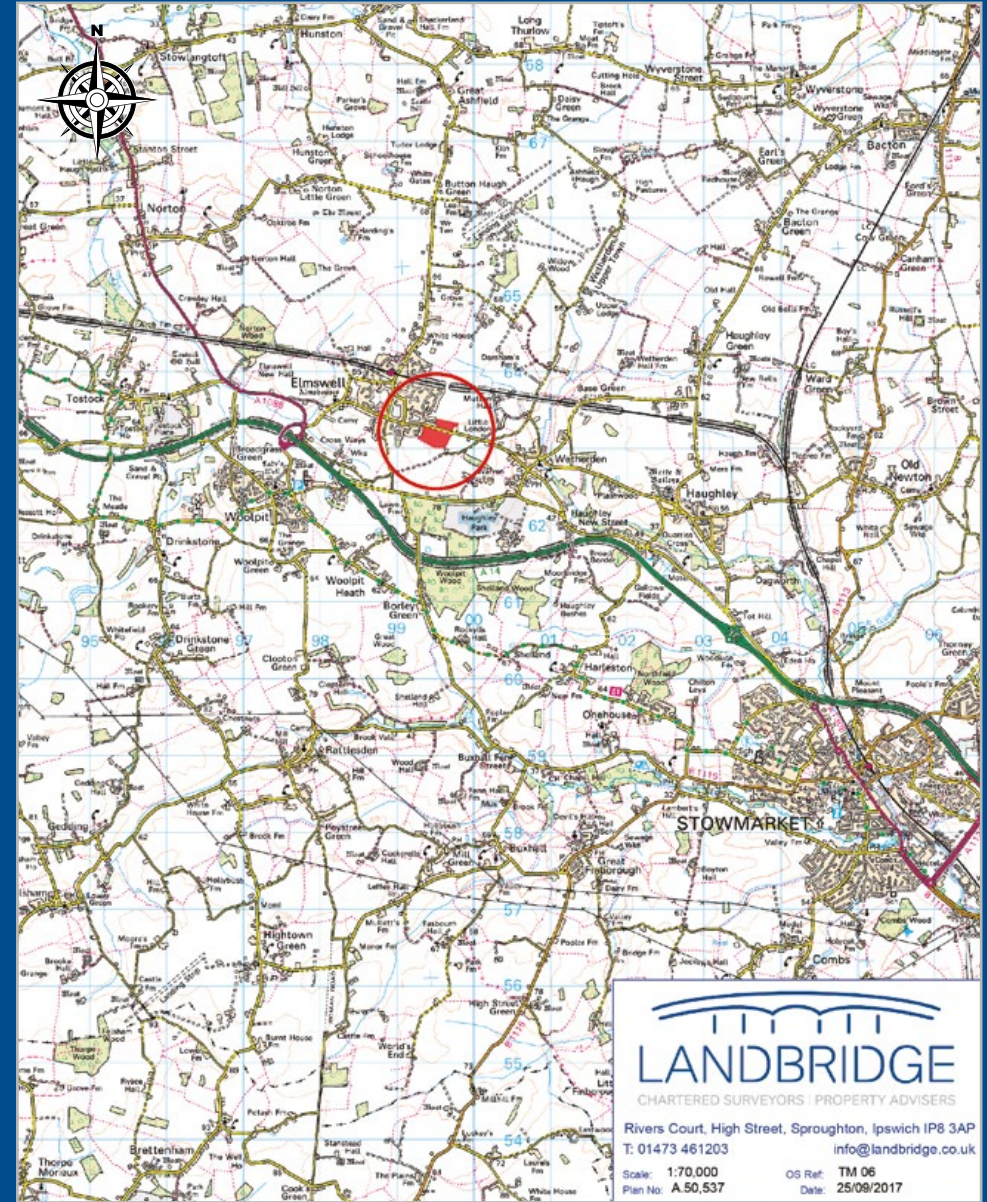
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- KEY**
-  SITE LOCATION
  -  PROPOSED RESIDENTIAL DEVELOPMENT AREA
  -  PUBLIC OPEN SPACE / COMMUNITY PARKLAND (4.34HA)  
MINIMUM REQUIREMENT 1.41HA BASED ON ESTIMATED POPULATION OF 552 RESIDENTS & MID SUFFOLK OPEN SPACE SPORT AND RECREATION ASSESSMENT SPD, 2005
  -  EXISTING VEGETATION
  -  PROPOSED INDICATIVE VEGETATION
  -  EXISTING PUBLIC RIGHT OF WAY
  -  PROPOSED NEW PEDESTRIAN LINK / PERMISSIVE RIGHT OF WAY
  -  PROPOSED VEHICULAR ACCESS
  -  PROPOSED PRIMARY VEHICULAR ROUTE
  -  PROPOSED ATTENUATION BASIN
  -  PROPOSED NATURAL PLAY AREA

LAND ADJOINING WETHERDEN ROAD, ELMSWELL, SUFFOLK - DEVELOPMENT FRAMEWORK PLAN





**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

  
**LANDBRIDGE**  
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Rivers Court, High Street, Sproighton, Ipswich IP8 3AP  
 T. 01473 461203 [www.landbridge.co.uk](http://www.landbridge.co.uk)