FOR SALE BY AUCTION
An exciting opportunity to purchase a building plot of over half an acre, benefitting from planning permission for a substantial three bedroom bungalow, set along a quiet lane overlooking farmland.

Outline planning permission has been granted to construct a bungalow with garage, parking and garden on a plot extending to, in all, approximately 0.58 acres.

For sale by auction (unless sold previously).
To be held at 6:30pm on Thursday 5th May 2016 at the Deben Suite, Ufford Park, Yarmouth Road, Melton, Woodbridge Suffolk IP12 1QW
Method of Sale
We have been instructed to offer the property for sale by auction at 6:30pm on Thursday 5th May 2016, unless sold previously. For our client to accept an offer prior to the auction, a premium price would have to be put forward and the purchaser would be required to sign a contract in the office of Clarke & Simpson and put down a 10% deposit well in advance of the auction date. Whilst such an offer will be considered prior to the auction, the vendor is under no obligation to accept.

It should be noted that Clarke & Simpson cannot always keep interested parties updated and, at times, will be instructed to accept an offer and exchange contracts without going back to any other parties first. If the property is sold in the auction room, the contract will be signed immediately and the purchaser will put down a 10% deposit. Please note that completion will take place 20 business days after the contract date. Please refer to Clarke & Simpson’s Auction Catalogue for general auction conditions.

The vendor’s solicitor has prepared an Auction Legal Pack for the property. We can email this to interested parties or a copy is available to view in the office of Clarke & Simpson. We recommend that prospective purchasers put their solicitor in touch with the vendor’s solicitor to raise any additional enquiries before the auction.

Vendors’ Solicitors
The vendors’ solicitors are Barker Gotelee, 41 Barrack Square, Martlesham Heath, Ipswich, Suffolk, IP5 3RF; For the attention of Mrs Fenella Eddell; 01473 611211; email: fenella.eddell@barkergotelee.co.uk

Location
The building plot is situated in the centre of Martlesham, a small village which is excellently positioned for Woodbridge, Ipswich, Felixstowe and the lovely village of Waldringfield. The village benefits from two well regarded public houses, The Black Tiles and The Red Lion, as well as a post office and stores. Within a short drive is the Tesco superstore and other retail outlets at Martlesham Heath, including Next and Marks & Spencer Simply Food. Old Martlesham falls within the catchment area for Kesgrave High School, which was rated as ‘Good’ following its most recent Ofsted inspection in 2013.

The historic market town of Woodbridge, on the banks of the River Deben, is under 2 miles to the north and has a wide variety of independent retailers trading alongside the national names. In addition to the hotels and restaurants within the town, Woodbridge also has schools in both the state and independent sector. There are excellent sailing facilities on the Deben and several leading golf courses in the vicinity.

The County town of Ipswich is only 6½ miles to the west and has all the necessary shops, businesses and leisure activities required as well as a railway station with trains to Norwich and London’s Liverpool Street station. The property is convenient for the A12 making it an ideal location for commuting into Ipswich or to the north and south of the County. It also has easy access to the A14 and Felixstowe.

Description
Outline planning permission was granted by Suffolk Coastal District Council on 27th April 2015 for the erection of a detached bungalow and garage; (Ref: DC/14/4247/OUT). A copy of the planning permission is included within these particulars.

The building plot occupies a delightful position set along a very quiet, un-made lane. There is a gentle slope to the plot, from front to back, as well as a number of established trees on site, the majority of which are to be retained as part of the planning permission. Overall the plot has an average width of approximately 32 metres and a depth of 75 metres, extending to approximately 0.58 acres in all. Opposite the site, beyond Three Stiles Lane, is agricultural land.
The proposed footprint for the bungalow will provide approximately 2,200 square feet (204 square metres) of accommodation. The outline planning permission establishes the principle of development on site, but a reserved matters application will need to be submitted to clarify the details relating to access, appearance, landscaping, layout and scale. Any queries relating to the planning permission should be referred to the planning consultant who secured the permission, Martin Price of East Coast Planning Services Ltd, who can be contacted on 01394 386143 or email: eastcoastplanningservices@gmail.com.

The plans submitted with the outline planning application provide for a spacious bungalow comprising an entrance hall, open plan kitchen/dining area and living area with central fireplace and utility room off, family room/snug, study, cloak/shower room together with three en-suite bedrooms. It was suggested that the bungalow will be finished with soft red facing brickwork with low level plinth, together with clear finished Western Red Cedar vertical timber feature panels at high level. The roof will comprise autumnal mix clay plaintiles, which will be complemented by blue/grey pre-weathered standing seam zinc roofs to verandas, entrance canopies and the porch. The windows will be double glazed colour coated aluminium faced timber composite windows, whilst the rainwater goods will be in zinc. The design also allows for the possible extension of the bungalow to create a fourth bedroom, subject to the necessary consents. The drawings also allow for a double carglodge/garage, together with a parking and turning area.

**Viewing**
At any time with particulars in hand.

**Services**
Prospective purchasers should satisfy themselves with regards to the services.

**Local Authority**
Suffolk Coastal District Council, Melton Hill, Woodbridge, Suffolk, IP12 1AU; Tel 01394 383789
Proposed Elevation and Floorplan - Indicative Only
NOTE

1. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. No warranty can be given for any of the services or equipment at the property and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational. Any distances, room aspects and measurements which are given are approximate only. No guarantee can be given that any planning permissions or building regulations have been applied for or approved.

2. Guide prices are provided as an indication of each seller’s minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more that 10% above a single figure Guide.

April 2016
OUTLINE PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2019

DC/14/4247/OUT

Agent
Mr Martin Price
East Coast Planning Services Ltd
97 The Street
Melton
Woodbridge
Suffolk
IP12 1PR

Applicant
Ms Donna Middleditch
C/O Mr Martin Price
East Coast Planning Services Ltd
97 The Street
Melton
Woodbridge
Suffolk
IP12 1PR

Parish
Martlesham

Date Valid
5th January 2015

Proposal:
Erection of detached bungalow and garage. Formation of new vehicular access to Three Stiles Lane

Site:
Land At Three Stiles Lane, Martlesham, Immediately East Of Collies.

SUFFOLK COASTAL DISTRICT COUNCIL hereby grant OUTLINE PERMISSION in accordance with the application, plans and particulars, subject to the submission of ‘reserved matters’ and compliance with the following conditions as set out below. Your further attention is drawn to any informatives that may have been included.

In determining the application, the Council has given due weight to all material planning considerations including policies within the development plan as follows:

Conditions:

1. This permission is an Outline Planning Permission issued in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 and before work on the development hereby permitted is begun, approval of the details of the access, appearance, landscaping, layout and scale (hereinafter called the “reserved matters”) shall be obtained from the local planning authority.

   Reason: As provided for in the Town and Country Planning (Development Management Procedure) (England) Order 2015, no such details having been given in the application.

2. a) Application for approval of any reserved matters must be made within three years from the date of this outline permission and then

   b) the development hereby permitted must begin within either three years from the date of this outline permission or within two years from the final approval of the reserved matters, whichever is the later date.

Reason: In accordance with Section 92 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004 (applicable since 24 August 2005).

3. Before the development hereby permitted is commenced, details showing an adequate car parking space within the site shall be submitted to and approved in writing by the local planning authority. The approved details shall be implemented in their entirety before the development is first occupied and shall thereafter be retained in the approved form unless the local planning authority agrees in writing to any variation.

   Reason: To enable vehicles to enter and exit the public highway in forward gear in the interests of highway safety.

4. Before the development hereby permitted is commenced details of the areas to be provided for the storage of refuse/recycling bins shall be submitted to and approved in writing by the local planning authority. The approved details shall thereafter be retained in the approved form unless the local planning authority agrees in writing to any variation.

   Reason: To ensure that refuse recycling bins are not store on the highway causing obstruction and dangers for other users.

5. No development shall take place within the area indicated [the whole site] until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

   The scheme of investigation shall include an assessment of significance and research questions and:

   a. The programme and methodology of site investigation and recording
   b. The programme for post investigation assessment
   c. Provision to be made for analysis of the site investigation and recording
   d. Provision to be made for publication and dissemination of the analysis and records of the site investigation
   e. Provision to be made for archive deposition of the analysis and records of the site investigation
   f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
   g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

   No building shall be occupied until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 1 and the provision made for analysis, publication and dissemination of results and archive deposition.

   Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundwater associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Strategic Policy SP1 and SP 15 of Suffolk Coastal District Council Core Strategy Development Plan Document (2013) and the National Planning Policy Framework (2012).

6. The foul drainage from the proposed development shall discharge to a filtered package sewage treatment plant, unless otherwise agreed in writing with the Local Planning Authority. Prior to commencement of the development full details of the filtered package sewage discharge shall be submitted to and approved in writing by the Local Planning Authority.
treatment plant shall be submitted in writing to the Local Planning Authority. Such details shall include the site of the proposed unit, the area, the design and proposed location of the unit, the Environment Agency Registration Number and the final discharge point. Only a scheme approved in writing by the Local Planning Authority shall be implemented at the site and shall be fully operational before the development is first occupied.

Reason: In the interest of securing appropriate drainage of the site.

7. No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
   (i) the parking of vehicles at site operatives and visitors;
   (ii) arrangements for the delivery of plant and machinery used in the construction of the development;
   (iii) loading and unloading of plant and materials;
   (iv) storage of plant and materials used in constructing the development;
   (v) the method of and maintenance of security involving the site;
   (vi) measures to control the emission of dust and dirt during construction; and
   (vii) A scheme for recycling/disposing of waste resulting from the construction works.

Reason: In the interest of reducing nuisance and highway safety.

8. Concurrently with the landscaping measures referred to in Condition 1 above, details of the boundary treatment to be employed shall be submitted for the written approval of the local planning authority. The approved details shall be implemented prior to the first occupation of the dwelling hereby permitted.

Reason: In the interests of amenity the application did not include the necessary details for consideration.

9. None of the Category C trees included on Drawing No. 14508/3 PM/TD-09-11 (Tree Survey) as trees which could be retained (with the exception of Tree Nos T5 and T8 which have been removed shall be topped, topped, uprooted, felled or unaturally damaged or in other ways destroyed or removed without the prior written consent of the local planning authority. Any Category C trees which are retained shall be removed prior to the laying of kerbs to the verge.

Reason: To safeguard the visual amenity provided by the said trees.

10. Unless otherwise agreed in writing with the local planning authority, no development shall commence or any materials, plant or machinery be brought on to the site, until the protective fencing referred to in Drawing No. 14508/3 PM/TD-09-11 (Tree Survey) has been erected. All protective fencing shall be retained and maintained until the development is complete.

Reason: To protect trees during the course of development in the interests of visual amenity.

11. The mitigation measures outlined in paragraph 4.5 of the submitted Ecological Appraisal should be implemented in their entirety prior to the development hereby permitted being commenced.

Reason: In the interests of maintaining the bio diversity of the site.

Informative:

1. Although site investigation has not previously identified any contamination associated with this building, if any contamination is encountered anywhere on the site during the development, it must be reported to the Local Planning Authority. Where remediation is necessary a scheme shall be prepared and agreed in writing with the Local Planning Authority prior to any works which may desensitise or deny the contaminant or put any site user at risk.

2. The submitted scheme of archaeological investigation shall be in accordance with a brief procured beforehand by the developer from Suffolk County Council Archaeological Service, Conservation Team.

3. The applicant is advised that the proposed development may require the naming of new streets and numbering of new properties/businesses within those streets and/or the numbering of new properties/businesses within an existing street. You should contact the Property Information Team (01394 444081), which is responsible on behalf of the Council for the district's street naming and numbering function.

Head of Planning Services

Date: 31st March 2015

PLEASE REJOICE BELOW

Note:

Most work, including change of use, has to comply with Building Regulations. Have you made an application to ensure that before work is commenced?

Note:

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or consent, or to grant permission or consent subject to conditions, he may appeal to the First Secretary of State. The applicant’s right to appeal is in accordance with the appropriate statutory provisions which follow:

   Planning applications: Sections 78 and 76 Town & Country Planning Act 1990

   Listed Building applications: Section 20, 21 and 22 Planning (Listed Buildings and Conservation Areas) Act 1950

Directions
Proceeding south along the A12 Woodbridge by-pass, continue over the Wyevale roundabout, turning left at the next roundabout onto the B1438. At the next roundabout turn right where signposted to Martlesham and Little Bealings. Continue along this road, pass the Red Lion public house on your right hand side, turning left onto Three Stiles Lane just before the turning signposted to Felixstowe and the Crown Point fish and chip shop. Continue along Three Stiles Lane and the plot will be found a short way along on the left hand side.