FOR SALE BY AUCTION
A site with outline Planning Permission for the construction of two dwellings with garages, within the village of Bedfield.

Outline Planning Permission has been granted for the construction of two detached houses with garages, standing on a site of approximately quarter of an acre.

FOR SALE BY AUCTION—To be held at 6pm on Thursday 12th October 2017 at The Deben Suite, Ufford Park, Melton IP12 1QW.

Guide Price
£175,000 Freehold
Ref: P5836/C

Building plots to the north of Chapel House, Long Green, Bedfield, Suffolk, IP13 7JQ.

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Method of Sale
We have been instructed to offer the property for sale by auction at 6pm on Thursday 12th October 2017, unless sold previously. For our client to consider an offer prior to 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. An offer will not be considered unless a potential buyer has read the legal pack and is in a position to immediately sign the contract. The seller is under no obligation to accept such an offer.

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. On the night of the auction, it is necessary for potential buyers to register their interest by providing identification prior to bidding in the form of a driving licence or the photo page of a passport, along with a utility bill with the buyer’s name and address on it. Once exchange has taken place, completion will take place 28 days thereafter. Please refer to Clarke & Simpson’s Auction Catalogue for general auction conditions.

The vendor’s solicitor is preparing 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.

Vendor’s Solicitors
The vendor’s solicitor is Birketts LLP, 24-26 Museum Street, Ipswich, Suffolk IP1 1HZ; Tel: 01473 406307; Email: imogen-grainger@birketts.co.uk; For the attention of Imogen Grainger.

Location
Bedfield is a small rural village which benefits from a primary school. More comprehensive facilities are available in the popular market town of Framlingham, with its medieval castle, which lies approximately 6 miles to the south-west. The large village of Debenham lies 4½ miles to the south-west and offers further facilities including a medical practice, small Co-op supermarket and well regarded schools. The county town of Ipswich lies about 17 miles to the south, and from here there are trains to London Liverpool Street, scheduled to take just over the hour. The Heritage Coast is just twenty miles to the east and includes desirable towns such as Aldeburgh and Southwold.

Description
Outline Planning Permission was granted by Mid Suffolk District Council on 19th February 2016 for the construction of two dwellings and garages, along with the creation of new access to Southolt Road and improvements to the existing access to the north. The outline Planning Permission reference is 3494/15. A copy of the Planning Permission is included within these particulars. The site itself is located along Southolt Road and Plot 1 will have access from here. Plot 2 will have access from the lane to the north and a neighbouring cottage has a right of way over this.

The Planning Permission provides for the construction of two detached dwellings, albeit the size and appearance is yet to be agreed with Mid Suffolk District Council. On the assumption that the council allows the sizes of each unit to be as per the plans, and the houses are two-storey, they will extend to approximately 1,000 sq ft each.

Community Infrastructure Levy (CIL)
Clarke and Simpson has spoken to the infrastructure team at Mid Suffolk District Council who have verbally confirmed that there is no CIL payment or Section 106 payment. The purchaser should satisfy themselves that this is correct.
Services
We understand that mains water, drainage and electricity are all within the vicinity, but prospective purchasers should satisfy themselves in this regard and make their own enquiries of the relevant utility providers.

Viewing
Please inspect the land with the sale particulars in hand.

Architects
Hollins Architects, 4A Market Hill, Framlingham, Woodbridge, Suffolk IP13 9BA; Tel: 01728 723959; FAO: Jana Toogood.

Local Authority
Mid Suffolk District Council, Council Offices, High Street, Needham Market, Suffolk IP6 8DL; Tel 01449 724500.

Site Plan (Indicative Only)

NB: Property outlined in red. The neighbouring property has a right of way over the drive.
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. The Guide Price is provided as an indication of the seller’s minimum expectation. It is not necessarily a figure which the 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 will be no more than 10% above the Guide Price.

September 2017
The notice to document reference 2015-15

Date: 19 February 2016

The table is a document reference 2015-15.

1. The Inquiry:
   1.1 Summary of Proposed Action
   1.2 National Planning Policy Framework

2. Development and Planning: a) Access to the Site
   2.1 In writing all works within the public highway shall be carried out by the

3. Development and Planning: b) Access to the Site
   3.1 All proposed works shall be carried out by the

4. Development and Planning: c) Access to the Site
   4.1 All proposed works shall be carried out by the

5. Development and Planning: d) Access to the Site
   5.1 All proposed works shall be carried out by the

   6.1 All proposed works shall be carried out by the

   7.1 All proposed works shall be carried out by the

8. Development and Planning: g) Access to the Site
   8.1 All proposed works shall be carried out by the

   9.1 All proposed works shall be carried out by the

   10.1 All proposed works shall be carried out by the

   11.1 All proposed works shall be carried out by the

   12.1 All proposed works shall be carried out by the

   13.1 All proposed works shall be carried out by the
Directions
Leave Framlingham on the B1119 and enter Saxtead. At the end of the road, turn left on to the A1120. Take the next right turn towards Bedfield. Continue for a mile and at the end of the road turn right, proceeding into the village. After approximately 1.4 miles you will pass the primary school on the left hand side. The plots will be found in the centre of the village of the left hand side.