A residential development site with planning permission for 10 open market dwellings comprising houses and bungalows, forming part of the well regarded and accessible village of Stowupland, close to Stowmarket and the A14.

Planning permission has been granted for the development of 10 open market residential dwellings together with the creation of a new access and service road, on a site extending to approximately 2 acres (0.81 hectares).

Guide Price
£775,000 Freehold
Ref: P5869/J

Land along Church Road
Stowupland
Suffolk
IP14 4BQ
**Location**
The site is located along Church Road, close to the centre of the well regarded and accessible village of Stowupland, in Mid Suffolk. Stowupland is a small village just over a mile to the east of Stowmarket. It is centred on several village greens and has numerous amenities including, a petrol station, post office, two butchers, Chinese takeaway, chip shop and two public houses - The Crown and The Retreat. There is a high school and primary school with attached pre-school. Sports are well catered for with football, cricket and bowls clubs available. A lottery grant funded gym and indoor sports facility is available for public use at the high school.

The market town of Stowmarket offers excellent shopping and recreational facilities, as well as further schooling in the state and private sectors. Other amenities within the town include a cinema, The Mid Suffolk Leisure Centre, The John Peel Centre, The Museum of East Anglia and Stowmarket Golf Club, some 2.5 miles west of the town. There is a railway station with mainline rail services direct to London Liverpool Street taking around 90 minutes. Ipswich, the county town of Suffolk, is approximately 12 miles to the south whilst the historic town of Bury St Edmunds is 15 miles west. Stansted Airport is easily accessible via the A14/A11/M11 being around 60 miles from Stowmarket.

**Description**
Mid Suffolk District Council granted planning permission on 19th December 2017 (Ref: 0117/17) for the erection of 10 dwellings and construction of a new access and service road. The plan that accompanied the planning permission provides for 10 open market dwellings, being a mixture of houses and bungalows with a combined approximate floor area of 1,172 square metres (12,615 square feet).

The planning permission is also subject to a Section 106 Agreement dated 19th December 2017 that requires an off-site contribution of £34,000 in lieu of providing affordable housing on site. A copy of the planning permission, together with extracts of the consented drawings, are included within these particulars. Copies of the Section 106 Agreement, topographical survey, surface water strategy and other reports that were commissioned to support the planning application are available on request by way of a CD information pack.

**Proposed Covenants and Obligations**
- The planning permission provides for the creation of an attenuation pond on land to the east of the site as part of the surface water strategy. The attenuation pond will be constructed on land that is to be retained by the vendor, and suitable rights will be granted to the purchaser to enter the retained land and construct the attenuation pond at the appropriate time, subject to any making good works to the surrounding land that may be required. Suitable rights will be granted to the purchaser to drain the development’s surface water into and from the attenuation pond to the surrounding water courses. The vendor will reserve the right to relocate or alter the attenuation pond, at their cost, if required. The obligation of maintaining the pond will be passed to the owners of the new homes on site or alternatively, some form of management company.
- The purchaser will be obliged to deliver the access roadway as designed, and in accordance with the criteria for a minor access road, ie 5.5m wide with two 1.8m wide footways if required.
- The vendor will retain a right of way, at all times and for all purposes, through the site to access their retained land to the rear. Furthermore the vendor will reserve the right to undertake works to the access road/shared drive to upgrade it to a minor access road with a 5.5m width and two 1.8m wide footways.
- The vendor will retain a right to connect into any services laid within the access road to benefit the retained land to the south-east.
- The purchaser will be obliged to fence the boundaries marked A, B, C and D to a minimum of 1.2m timber post and rail fence within 12 months of the completion of the sale.

**Boundaries**
Once a sale has been agreed, the vendor will arrange for a land surveyor to accurately peg the extent of the site in accordance with the red line site plan included within these particulars once a sale has been agreed.
Community Infrastructure Levy (CIL)
A Community Infrastructure Levy (CIL) will be payable and this will be determined on the grant of reserved matters. However, based on a floor area of 1,172 square metres, the approximate CIL liability will be in the region of £134,780 based on a current CIL rate of £115 per square metre.

Services
We understand that mains water, drainage and gas are available in the adjoining public highway and that electricity is available nearby overhead. However, it is the purchaser’s responsibility to satisfy themselves in relation to provision of the services.

Architect
The architect involved in the work to date is Hollins Architects, (FAO James Tanner) Surveyors and Planning Consultants, 4A Market Hill, Framlingham, IP13 9BA, Tel: 01728 723959; Email: james@hollins.co.uk.

Overage
If planning permission is subsequently granted for more than 10 dwellings, with a floor area exceeding 1,172 square metres then 30% of the uplift in value will be repayable to the vendor. This overage provision will remain in place for a period of 30 years.

Schedule of Accommodation
A schedule of the approximate gross internal areas based on the indicative consented plans is as follows:

<table>
<thead>
<tr>
<th>PLOT</th>
<th>DESCRIPTION</th>
<th>SQ FT</th>
<th>SQ M</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>3 bed detached bungalow</td>
<td>1,130</td>
<td>105</td>
</tr>
<tr>
<td>2</td>
<td>4 bed detached house</td>
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<td>154</td>
</tr>
<tr>
<td>3</td>
<td>2 bed detached house</td>
<td>1,249</td>
<td>116</td>
</tr>
<tr>
<td>4</td>
<td>2 bed detached bungalow</td>
<td>678</td>
<td>63</td>
</tr>
<tr>
<td>5</td>
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<td>143</td>
</tr>
<tr>
<td>10</td>
<td>3 bed detached house</td>
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<td>126</td>
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<tr>
<td>TOTAL</td>
<td></td>
<td>12,615</td>
<td>1,172</td>
</tr>
</tbody>
</table>

Viewing
The site can be viewed at any time with the agent’s sales particulars in hand.

Local Authority
Mid Suffolk District Council; Tel 0300 1234000

NOTE
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.

January 2018
INDICATIVE ELEVATIONS & FLOORPLANS
PLOT 3

NORTH WEST ELEVATION

SOUTH EAST ELEVATION

GROUND FLOOR PLAN

FIRST FLOOR PLAN
INDICATIVE ELEVATIONS & FLOORPLANS

PLOT 8

NORTH-WEST ELEVATION

NORTH-EAST ELEVATION

SOUTH-EAST ELEVATION

SOUTH-WEST ELEVATION

GROUND FLOOR PLAN

FIRST FLOOR PLAN

PLOT 8 - 4 Bedroom - 146m²
Directions
Heading west on the A1120, at the junction with the A140 proceed straight across and continue on the A1120. Proceed through the village of Forward Green and continue into Stowupland. The site will be found on the left hand side, just before the church.