

*A residential development site
with planning permission for 26
dwellings in the centre of the well
regarded village of Worlingworth,
in rural Suffolk.*

Guide Price

£850,000 Freehold

Ref: P5925/J

Land along Shop Street
Worlingworth
Woodbridge
Suffolk
IP13 7HX



Outline planning permission has been granted for the development of 26 dwellings including the access road arrangements and public open spaces on a site that backs onto open agricultural land and extends to approximately 3.75 acres (1.5 hectares).

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Location

The site is located along Shop Street in the centre of the well regarded village of Worlingworth, in mid Suffolk. Worlingworth is well served by an Ofsted 'Outstanding' rated primary school and there is a community centre which hosts regular events. Further facilities are available in Stradbroke, 5 miles, which benefits from a swimming pool and gym, three public houses, a local shop, library, butchers, bakers and medical centre, together with Stradbroke High School for secondary education.

The historic town of Framlingham is within 7 miles and here there are further facilities for most day to day needs, as well as further schooling in both the state and private sector. The town is also well known for its fine medieval castle. The well served town of Diss is approximately 12 miles and also has a railway station with direct trains to London's Liverpool Street Station and Norwich.

Worlingworth is about 21 miles from the popular Heritage Coast with Southwold, Thorpeness, Aldeburgh and Orford all within easy reach. The county town of Ipswich lies about 18 miles to the south. Heading west, the A1120 provides good access to the A14, which leads out to Bury St Edmunds, Cambridge and the Midlands beyond as well as to the A140 Norwich Road.

Description

Mid Suffolk District Council granted outline planning permission on 2nd July 2018 for the construction of 26 dwellings, creation of a new access road and public open spaces; Reference DC/17/04689.

The planning permission is subject to a Section 106 agreement dated 29th June 2018. This agreement requires the provision of 9 affordable housing units comprising six affordable rented (two 1 bedroom flats, two 2 bedroom bungalows and two 2 bedroom houses) in addition to three shared ownership dwellings comprising two 2 bedroom houses and one 3 bedroom house. The developer will not occupy or permit occupation of more than 50% of the open-market housing units until 50% of the affordable housing has been constructed, are ready for occupation and have been transferred to the Registered Provider. Furthermore, the developer shall not permit occupation of more than 80% of the open market housing units until all of the affordable housing units have been transferred to the Registered Provider.

A copy of the planning permission, together with extracts of the consented drawings, is 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 surface water drainage strategy requires the surface water to be discharged via a nearby watercourse system. A suitable easement will be granted to the purchaser to lay and thereafter maintain a suitable ditch and drainage pipe to connect the proposed development with the watercourse located within the vendor's retained land.
- The purchaser will be obliged to fence the southern and western boundaries marked A, B and C to a minimum of 1.2 metre timber post and rail fence within twelve months of the sale completing. The purchaser will also be obliged to plant any required landscaping buffer on the vendor's retained land.
- The vendor will impose a covenant on the land to ensure that a scheme of no more than 26 dwellings will be delivered on site, and in accordance with the planning permission.
- The vendor is retaining an access along the western boundary of the site to service the retained land at the rear. Therefore suitable rights for a visibility splay will need to be reserved along part of the frontage being sold.

Boundaries

Once a sale has been agreed, the vendor will arrange for a land surveyor to accurately peg the southern and western boundaries in accordance with the red line site plan included within these particulars.

Community Infrastructure Levy (CIL)

A Community Infrastructure Levy (CIL) will be payable and this will be determined on the grant of Reserved Matters. We understand that Mid Suffolk District Council's current CIL rate is £115 per square metre, but this figure is subject to indexation.

Services

We understand that mains water and drainage are available in the adjoining public highway, and electricity is available nearby overhead. It is, however, the purchasers responsibility to satisfy themselves in relation to the provision of services.

Architect

The architect involved in the work to date is Brooks Architects Ltd, (FAO Tim Hannon), 16 Colonial House, Leiston, Suffolk IP16 4JD, Tel: 01728 831992; Email: info@brooksarchitects.com.

Overage

If the tenure of the affordable homes is varied to provide additional shared equity housing or open-market housing, then 30% of the uplift in value will be repayable to the vendor.

Viewing

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

Local Authority

Mid Suffolk District Council; Endeavour House, Ipswich IP1 2BX; Tel 0300 1234000



Schedule of Accommodation

An indicative schedule of the accommodation for the outline scheme is as follows:

PLOT	DESCRIPTION	SQ FT	SQ M
1	3 bedroom semi-detached	893	83
2	3 bedroom semi-detached	893	83
3	2 bedroom end terrace	662	61.5
4	2 bedroom mid terrace	1006	93.5
5	2 bedroom end terrace	1006	93.5
6	3 bedroom detached house	1453	135
7	2 bedroom bungalow	861	80
8	4 bedroom detached house	1512	140.5
9	5 bedroom detached house	1938	180
10	4 bedroom detached house	1566	145.5
11	4 bedroom detached house	1566	145.5
12	3 bedroom detached house	1453	135
13	2 bedroom detached bungalow	861	80
14	2 bedroom detached bungalow	893	83
15	3 bedroom detached house	1399	130
16	3 bedroom detached house	1356	126
17	3 bedroom detached house	1356	126
18	2 bedroom semi-detached house	797	74
19	2 bedroom semi-detached house	797	74
20	1 bedroom flat	554	51.5
21	1 bedroom flat	554	51.5
22	1 bedroom flat	554	51.5
23	1 bedroom flat	554	51.5
24	2 bedroom end of terrace	707	74
25	1 bedroom mid terrace	689	64
26	1 bedroom mid terrace	592	55
	TOTAL	26,472	2,468

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.

October 2018

Directions

From Framlingham take the B1119 to Saxtead Green and, at the junction with the A1120 opposite Saxtead Mill, turn right and then immediately left. Continue on this road through Saxtead and Tannington before taking a sharp left turn signposted Worlingworth. On entering the village, proceed past the church on your left, pass The Swan pub and primary school, also on your left, and the site will be found after approximately half a mile along on the left hand side.



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