Residential development opportunity

- Greenfield site in the heart of the village of Bacton
- Outline Planning Consent for up to 81 Units
- Site area of 4.69 hectares (11.59 acres)
- Proposed mix of 2, 3, 4 & 5 bedroom homes
- 35% affordable housing requirement

For Sale
Freehold
Guide Price
£2.8m
A residential development opportunity in the Suffolk village of Bacton, close to local amenities and the market town of Stowmarket.

The property benefits from outline planning consent for up to 81 dwellings. The layout, scale and mix of housing is to be finalised through reserved matters however, an indicative housing mix is set out below:

<table>
<thead>
<tr>
<th></th>
<th>2-bed</th>
<th>3-bed</th>
<th>4-bed</th>
<th>5-bed</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open Market</td>
<td>9</td>
<td>23</td>
<td>17</td>
<td>4</td>
<td>53</td>
</tr>
<tr>
<td>Affordable</td>
<td>17</td>
<td>11</td>
<td>-</td>
<td>-</td>
<td>28</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>26</strong></td>
<td><strong>34</strong></td>
<td><strong>17</strong></td>
<td><strong>4</strong></td>
<td><strong>81</strong></td>
</tr>
</tbody>
</table>

The Section 106 Agreement stipulates that 35% of the units must be affordable housing, although it does not specify the housing mix. The S.106 does require the affordable allocation to be split as follows:

- 75% rental units
- 25% intermediate housing (shared ownership, shared equity, rent to buy or other low cost homes for sale)
Details

Location
The property lies in the heart of the Suffolk village of Bacton, about 7 miles north of Stowmarket and 17 miles east of Bury St Edmunds.

Bacton provides a range of local amenities including a Primary and Pre-school, doctors surgery, general store and post office, petrol station, village hall, church and traditional country pub, The Bull.

The nearby A14 provides good transport links and Stowmarket station offers a regular rail service into London Liverpool Street, with journey times of about 1hr 25 min.

Description
The property provides a greenfield site extending to 4.69 hectares (11.59 ac.), with frontage onto Church Road and Wyverstone Road. The land forms part of a larger agricultural unit and is currently in arable production.

Planning
The site benefits from outline planning permission for up to 81 units. Consent was granted at appeal on the 30th July 2019 (Ref. APP/W3520/W/18/3209219), with all matters reserved except for access. The successful appeal included some changes to the original application (Ref. DC/17/05423) with changes to the proposed site layout and access moved from Church Road to Wyverstone Road.

The consent is subject to a Section 106 Agreement dated 18th June 2019.

Information Pack
A comprehensive information pack, including a copy of the planning application (together with supporting documents and technical reports), approved plans, appeal decision and Section 106 Agreement is available to download from our website, or by contacting us directly: fennwright.co.uk/developments

Technical Meeting
A technical meeting will be arranged where members of the engineering team will be available to answer questions. Please contact us for more information and to book an appointment.

Services
Mains services are located on site or within the adjoining road network. For further details please refer to the Utilities and Waste Water Assessment within the information pack.

Tenure
The site is currently occupied under a Farm Business Tenancy. Notice has been served on the Tenant for vacant possession with effect from 10th October 2020 or earlier by negotiation.

Value Added Tax
The seller will elect to charge VAT on the property and VAT will be payable in addition to the purchase price.

Local Authority
Babergh and Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX
Tel: 0300 1234000

Terms
Offers in the region of £2.8 Million are invited for the freehold interest.

Viewing
Strictly by prior appointment with the sole agents.
Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.

ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

iii. The vendor or lessor does not make or give, and neither Fenn Wright nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.

iv. All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright or the vendor/lessor.

v. All quoting terms may be subject to VAT at the prevailing rate from time to time.

vi. Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

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