



Development Site at Wetheringsett, Suffolk

twgaze

Wetheringsett | Suffolk

Stowmarket 9 mls, Ipswich 16 mls, Bury St Edmunds 24 mls

**OPP for 14 dwellings in total
of which 10 are market dwellings
set in approaching 2.5 acres**

For sale by private treaty

Location

The land is situated in the settlement of Wetheringsett. Wetheringsett is a North Suffolk village which is sometimes referred to as Wetheringsett cum Brockford, but the two are distinctly separate villages. Wetheringsett falls within the catchment area of Debenham High School and lies 10 miles from the market town of Diss and 9 miles from Stowmarket, which have a broader range of services and facilities, both having main railway stations connecting on the Norwich to London Liverpool Street line.

There is good access to main roads with both the A140 and A14 being easily accessible, gaining access to Ipswich, 16 miles, Bury St Edmunds, 24 miles and Norwich, 30 miles.

The site is approximately 45 minutes from the Suffolk coastline, with Felixstowe, Woodbridge, Aldeburgh and Southwold all being easily accessible.

In Wetheringsett there is a primary school, village hall, playing fields and a church.

The Site

The site is agricultural land and measures approaching 2.5ac (1.0ha). The boundaries of the land are shown on the front page, verged burgundy, with the vendor's retaining an access strip on the north side to serve their retained agricultural field to the east of the site.

On the site plan, you will see an area of ground with cross-hatching and a coloured line running through the centre. This is the line of a re-routed Anglian Water sewer pipeline. The existing pipeline is shown on the same site plan as a black line. The area shown cross-hatched will have restrictions placed on the same, limiting what landowners can do with this ground.

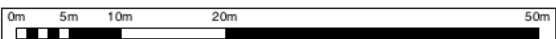
Planning

Outline Planning Permission has been granted on appeal by the planning inspectorate on 27 April 2023 under Appeal Reference APP/W3520/W/22/3292871 for the proposed development of 14 no. dwellings including 4 no. affordable dwellings, construction of access and associated parking.





site plan scale 1:500



ThurlowArchitects
 the studio
 61 hardwick lane
 bury st edmunds
 suffolk, ip33 2tb
 t: 01284 706805
 info@thurlowarchitects.co.uk
 www.thurlowarchitects.co.uk

RIBA #
 Chartered Practice

client:
D.J. Alston Will Trust Ltd

project:
Land to East of Hockey Hill
 Wetheringself-cum-Brockford
 Suffolk, IP14 5PN

drawing title:
 Site Layout and Location Plan

project no:	7374	dwg no:	001	rev:	D	drawn:	mlk	scale:	stated	date:	Oct 20
drawing status:	Planning										

Schedule of Accommodation

The areas shown are the approximate gross internal areas based on the consented plans.

PLOT	DESCRIPTION	SQ FT	SQM	PARKING
1.	3 Bed Detached House	1,453	135	D. Garage
2.	3 Bed Detached House	1453	135	D. Garage
3.	3 Bed Detached House	1453	135	D. Garage
4.	3 Bed Detached House	1453	135	D. Garage
5.	2 Bed Semi-detached House	926	86	2 Spaces
6.	2 Bed S-detached Bungalow	678	63	2 Spaces
7.	2 Bed S-detached Bungalow	678	63	2 Spaces
8.	2 Bed S-detached House	926	86	2 Spaces
9.	2 Bed S-detached Bungalow	753	70	2 Spaces
10.	2 Bed S-detached Bungalow	753	70	2 Spaces
11.	2 Bed S-detached Bungalow	1022	95	S. Garage
12.	2 Bed S-detached Bungalow	1022	95	S. Garage
13.	2 Bed S-detached Bungalow	1022	95	S. Garage
14.	2 Bed S-detached Bungalow	1022	95	S. Garage
TOTAL		14,614	1,358	

Community Infrastructure Levy (CIL)

Mid Suffolk Council has adopted the CIL and as such the developer will need to factor in CIL contributions on top of the purchase price.

Section 106 Agreement

A Section 106 Agreement has been entered into between the landowners, Mid Suffolk District Council and Suffolk County Council. Copies of the Section 106 Agreement, which is dated 7 July 2022, will be forwarded to interested parties. Within that agreement two principle payments referred to are; an affordable housing contribution of £68,342.40 is to be paid to the District Council; and a contribution of £18,075, which will be RPI Index Linked, payable to the County Council for use towards secondary school transport costs.

Option Agreement

The vendors have agreed Heads of Terms for an Option Agreement and easement to gain access to the adopted highway with Mid Suffolk District Council over the land verged blue on these sale particulars. The vendors will pay Mid Suffolk District Council £206,668 to exercise the Option, simultaneously the property will be sold to a developer. Upon the Option being exercised, the developer would then be required to demolish the existing garages on the Council's land and associated hard standings and shall remove all construction and demolishing materials arising and construct 12 parking spaces of such configuration and to such standard as shall be agreed with the Council (such consent not to be unreasonably withheld or delayed) within 6 months of the date of the deed. The access road constructed on the Council's land shall be of the required

standard that it may be adopted into the highway network. The maintenance costs will be borne by the purchaser (developer) until such time as the access road is adopted into the highway network.

Between Mid Suffolk's land and the land offered for sale is a narrow strip of land which will be retained by the vendors. An easement will be granted to the purchaser over this narrow strip of land for all purposes, as verged yellow on the particulars of sale. The purchaser will be required to construct a road and pedestrian footways to an adoptable standard through this strip and will be responsible for the maintenance of this strip until such time as it has been adopted.

Services

Purchasers should make their own enquiries in relation to the position and availability of services.

Directions

From Diss take the A140 southbound. As you go through Brockford take a left as you leave the village, signposted for Wetheringsett, follow this road for approximately half a mile. On entering the village of Wetheringsett bear right at the T-junction, signposted for the Mid Suffolk Light Railway and follow this road for approximately half a mile and then turn left into a small cul-de-sac of residential development and the site access can be found shortly afterwards on your right-hand side.

Postcode: IP14 5PL

Viewing

Strictly by appointment with the Agent only

Agent

Edward Baskerville

Tel: 01379 651 931

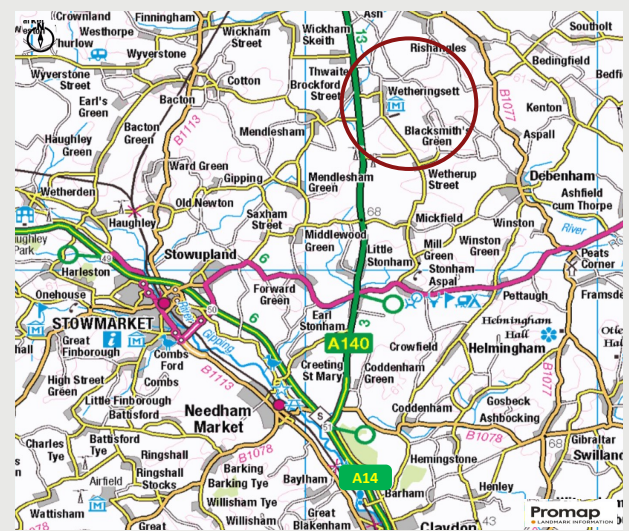
Email: E.Baskerville@twgaze.co.uk

twgaze.co.uk

Contacts

Mid Suffolk District Council Planning Dept.

Planning Ref: APP/W3520/W/22/3292871



Ref: 2/19220/JEB

twgaze.co.uk

Important Notice TW Gaze for themselves and for their Client give notice that:-

1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.