

PARK ROAD HAVERHILL

SUFFOLK, CB9 7YD

Residential Development Opportunity

parkroadhaverhill.com

Lambert
Smith
Hampton

The Opportunity

The site extends to approximately **4.0 hectares (9.9 acres)**, comprising primarily greenfield land with c.3,460sqm (GEA) of single-storey redundant school buildings.

The site is allocated for **limited enabling development in adopted West Suffolk Local Plan**. In the new Local Plan Review, there is a draft allocation for residential use at the site which would represent enabling development as part of a wider masterplan aspiration for development works at the adjacent Castle Manor Academy.

Indicative layout plan demonstrates capacity for **c.100 dwellings**.

The site is located **¾ mile to the west of Haverhill town centre** and **13 miles from Cambridge**.

Offers are invited via informal tender by **12 noon on 1st February 2024**.

Description

The site is owned by Unity Schools Partnership (the Trust) and is the former Parkway Middle School, which was declared surplus by the Secretary of State for Education in May 2023. The Trust operates Castle Manor Academy located directly to the east of the site.

The site is physically distinct from Castle Manor Academy. It is accessible independently via Park Road. It is considered to be suitable for residential development subject to the necessary planning consents.

The site is generally level, broadly rectangular in shape and extends to 4.0 hectares (9.9 acres). It comprises predominantly open green space that was previously used as school playing fields, along with associated educational buildings of the former school and an unoccupied former caretaker's house.

A single-storey school building (c.3,341sqm GEA) and a former caretaker's bungalow (c.119sqm GEA) are located in the northern part of the site, along with a tarmacadam car park. The car park is accessed via two entry points off Park

Road. The western corner of the site contains three disused tennis courts and a single basketball court, with a combined approximate footprint of c.2,676sqm.

The site is bounded by a mix of mature hedgerows, trees and fencing.

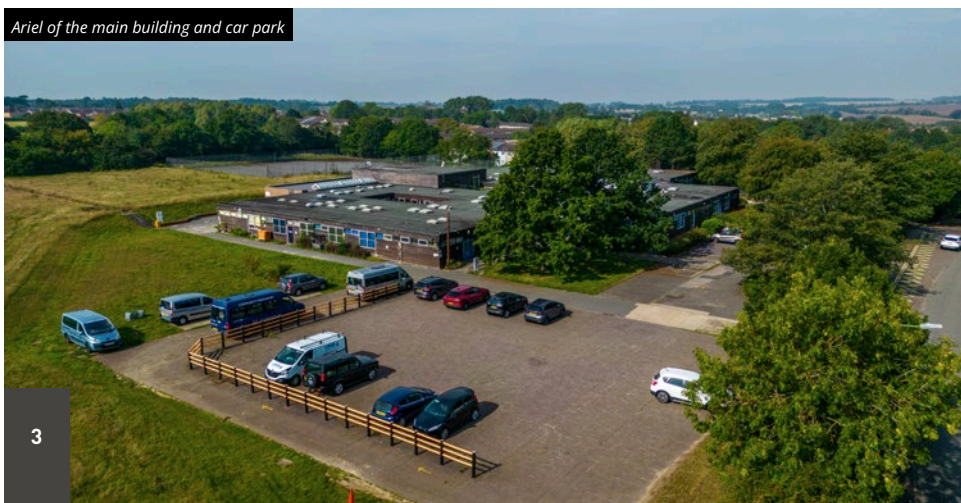
The site and school building is currently used for community and administrative purposes under short-term license agreements. Vacant possession will be provided upon completion.



Main building and car park



Former school playing fields



Aerial of the main building and car park



Rear of the main building

Location

The site is situated in Haverhill, within the administrative boundary of West Suffolk Council, approximately 13 miles southeast of Cambridge and 38 miles northeast of London.

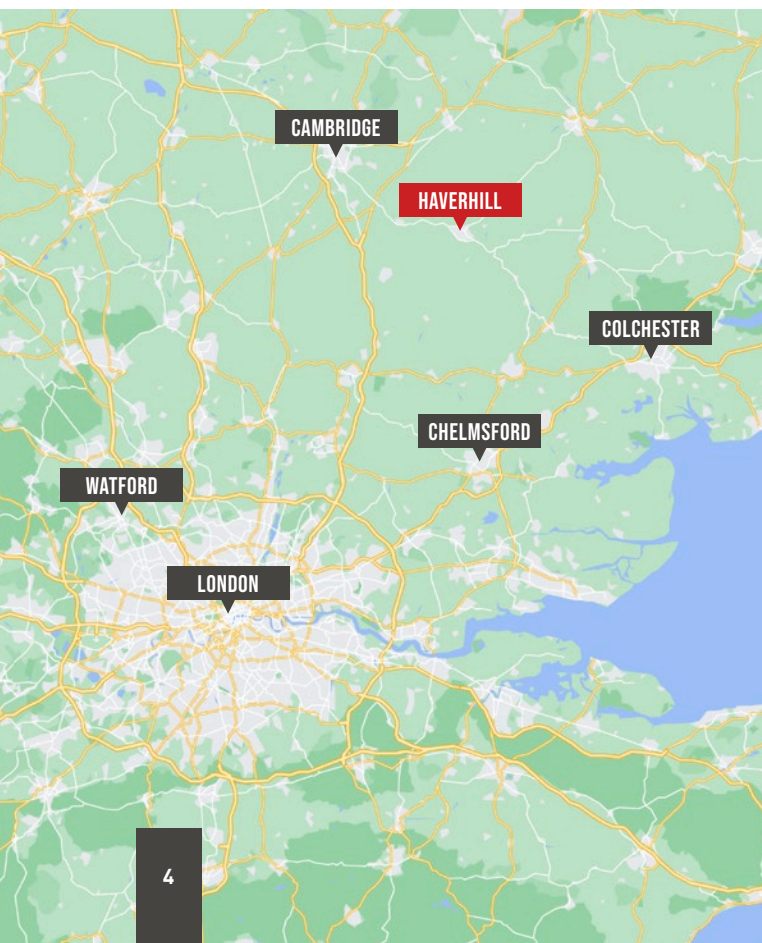
The site is in an established residential location with low-density housing estates, predominately two stories high, bounding the site to the north and south and open green space to the west. To the east is also open green space, comprising the grounds and playing fields of Castle Manor Academy.

The site is located approximately ¾ mile to the west of the town centre, and offers a range of local amenities, including restaurants, pubs, cinema, supermarkets, and additional retail uses. There are several local schools in close proximity.

The site is accessed via Park Road, which leads to the A1307 to the north, connecting Haverhill to Cambridge, with links to London via the M11.

The closest train stations to the site are situated in Dullingham and Audley End, both of which are located approximately 8 miles to the north and west of the site respectively. Audley End station provides a direct train route to Cambridge station within 20 minutes. Both Dullingham and Audley train stations provide rail access into London within 2 hours.

In addition, the site benefits from being well-served by buses, with 12 bus stops located within approximately 400 meters. The bus network provides services to Haverhill Town Centre as well as Cambridge, Newport and Saffron Walden.



Haverhill Town



Planning

The site is located within the administrative boundary of West Suffolk Council (WSC), in the former St Edmundsbury Borough Council (SEBC) area and therefore the policies of the adopted Core Strategy (2010), Haverhill Vision 2031 (2014) and Joint Development Management Policies (2015) have been taken into account when considering the development opportunities for the site. Due consideration has also been given to the guidance set out within the National Planning Policy Framework (NPPF) (2023).

The site is a designated secondary school and is therefore in F1 educational use class. The site and former school buildings are not listed or located in close proximity to any listed buildings. The site lies in Flood Zone 1.

The Haverhill Vision document adopted in 2014, allocates the school site for change as per the following policy:

“Policy HV16 Castle Manor Academy: Land is allocated for the expansion and redevelopment of educational premises. An element of residential development may be appropriate on the site of the existing buildings to facilitate the delivery of educational facilities. The amount of land available for development, location of uses, access arrangements, design and landscaping will be informed by a masterplan for the site. Applications for planning permission will only be determined once the masterplan has been adopted by the local planning authority. As part of any new school development, it is expected that the education authority or providing body will prepare and implement a travel plan to reduce dependency on access to the new facilities by car.”

The site has been promoted for residential use through the Draft West Suffolk Local Plan Review to enable education development and improvements on the neighbouring school site (CMA). The current adopted policy (HV16) is being carried forward into the draft consultation. Ongoing discussions are taking place with West Suffolk Council regarding the wording of the policy in the context of the draft local plan consultation, identification of a residential allocation for the site, the quantum of development that can be achieved and the use of a development brief rather than a masterplan.

Due to part of the site’s former use as playing fields, a proposal for residential development will require consultation with Sport England. A sports consultant has been commissioned by the Trust to develop a Sport and Community Strategy and to liaise with Sport England.

In addition to the planning report, the Trust has commissioned; topographical, environmental, and arboricultural surveys which are available in the Data Room.



Disposal site entrance



Disposal site internal



Castle Manor Academy entrance

Joint Masterplan

The local plan policy requires there to be a masterplan (or potentially a development brief) which must be approved by the local planning authority prior to planning permission for residential use being granted for the site.

It is expected that the developer (with input from the Trust as required) will prepare a masterplan covering both the site and the neighbouring Castle Manor Academy. The Trust will provide details pertaining to the retained school for inclusion in the masterplan. The developer will be responsible for leading the planning application process, including ongoing local plan and community consultation. Information on the Trust's masterplan can be found within the draft Estates Strategy which will be available in the Data Room in mid-December.

In order to progress the scheme, it is envisaged that the developer will engage in formal pre-application discussions with West Suffolk Council. A draft masterplan/development brief should be progressed for discussion with the Council throughout the pre-application process.

The Trust is working with sports consultants to consider suitable mitigation to the loss of playing fields at the Site. They include potential for the improvement and creation of sports facilities and introducing community use, at the school site. The Trust will work with the Council (including the Planning Authority), Sport England, and other stakeholders to ensure appropriate provision is made.

The Trust has appointed a consultant to undertake an assessment of the buildings and facilities at Castle Manor Academy on Eastern Avenue and is developing a draft Estates Strategy, including future education requirements, to inform the masterplan/development brief.



The above plan shows the disposal site outlined in red and the adjacent Castle Manor site outlined in blue that will both form part of the joint masterplan.

Indicative Layout Plan

Opportunities and Constraints

LSH Urban Design has prepared an opportunities and constraints plan and an indicative layout plan which shows the potential of this site.

The site has two vehicular existing access/egress points from Park Road. There is the potential to create additional pedestrian links to the site. The site is surrounded by greenery with hedgerows and mature trees making it well-contained.



Source: LSH Urban Design

Indicative Layout Plan

An indicative layout has been informed by the site context and analysis, planning policy, title plans, topographical and tree surveys. The aim is to deliver a scheme that seeks to address a block structure that creates an active frontage to the street and to respect the surrounding buildings in regard to scale, height, form and massing. Wherever possible windows overlook open spaces. The illustrative layout will be able to meet the parking requirements for private/visitor cars and cycles as set out in policy. The plan provides for 100 residential units. Open space on the indicative plan equates to 1.04 hectares (2.6 acres).



Source: LSH Urban Design

Accommodation Schedule

A full report including the indicative layout plan and below accommodation schedule is available to download in the Data Room.

Apartments (NSA)	No.	Sqm	Sqft
1 bed	9	50	538
2 bed	3	63	680
Apartment Total	12	639	6,882
Houses (GIA)	No.	Sqm	Sqft
2 bed	34	82	883
2 bed	12	99	1,066
3 bed	2	112	1,206
3 bed	16	93	1,001
3 bed	11	104	1,119
4 bed	1	137	1,475
4 bed	9	121	1,302
5 bed	3	196	2,110
House Total	88	8,646	93,074
Total	100	9,285	99,956

Sales Process

Tenure

The freehold interest of the site is for sale with vacant possession. The Freehold interest is registered under title number SK339637.

Copies of the Title documents and Report on Title are available in the Data Room.

VAT

We understand that the property is not elected for VAT.

Deposit

A deposit of 10% of the purchase price is preferred and would be payable by the Purchaser to the Vendor on exchange of contracts.

Overage

Purchasers are encouraged to submit proposals for planning overage, sales overage and/or clawback.

Viewings

Viewings can be arranged for interested parties through the sole selling agent Lambert Smith Hampton. Please contact Ashley Sorayapour to book an appointment.

Data Room

Interested parties requiring access to the Report on Title, Planning Report, Site Surveys, Indicative Layout Plan, and additional supporting documents should register to access the Data Room.

DATA ROOM: [PARKROADHAVERHILL.COM](https://www.parkroadhaverhill.com)

Sales Process and Basis of Offer

The site is for sale via informal tender. Offers are invited to acquire the freehold interest with vacant possession. Where a conditional bid is proposed, any conditions of offer must be clearly stated.

All bidders are required to complete the Bid Submission Template which is available in the Data Room. The template requires bidders to state the quantum and timing of payments, details of any conditions, solicitors details and proof of funding for the transaction.

Bidders should submit their bid by email to Ashley Sorayapour (asorayapour@lsh.co.uk) and Mark Wilkinson (mwilkinson@lsh.co.uk) at Lambert Smith Hampton with subject reference: "Park Road, Haverhill – Bid". It is recommended that bidders make contact with Lambert Smith Hampton by telephone to confirm safe receipt of the email bid. Hard copies of any submissions should be sent to Lambert Smith Hampton, 55 Wells Street, London W1T 3PT, marked for the attention of Ashley Sorayapour.

Bids should be received by **12 noon on 1 February 2024**.

All offers are subject to contract. The Vendor is not bound to accept the highest or any offer and reserves the right to enter negotiations with any party.

Contact

For more information please contact:

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**Lambert
Smith
Hampton**

DISCLAIMER: (i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters. November 2023.