



LAND WITH OUTLINE PLANNING FOR UP TO 11 DWELLINGS PLUS 9,000 SQ FT OF COMMERCIAL B1 OFFICE SPACE AND A1/A3 FARM SHOP/CAFÉ.

WILLISHAM | SUFFOLK | IP8 4SL

1.40 hectares (3.50 acres) For Sale by Private Treaty

Contact

Brown&Co
Bury St Edmunds
07768 465741
Robert.Fairey@Brown-co.com

BROWN & CO

Property and Business Consultants
brown-co.com

SITE AT WILLISHAM HALL FARM, WILLISHAM, SUFFOLK, IP8 4SL

INTRODUCTION

An exciting opportunity to acquire a Residential and Commercial development site with the benefit of outline planning permission for up to 11 dwellings, including 4 affordable, plus 7,000 sq ft of commercial B1 office space and 2,000 sq. ft for an A1/A3 farm shop/café.

LOCATION

The development site is located at Willisham Hall on the edge of the hamlet of Willisham lying just to the south of the village of Willisham Tye in Suffolk.

The site is approximately 4 miles west of Needham Market and 10 miles north west of the county town of Ipswich which provides main line rail links to London Liverpool St, The A14 at Needham Market gives access in an easterly direction to the A12, Ipswich and Felixstowe and in a westerly direction to Bury St Edmunds and Cambridge.

DESCRIPTION

The development site, which includes existing farm buildings, extends to approximately 1.4 hectares (3.5 acres) and is shown on the attached Sale Plan. The area tinted pink will be included in the freehold sale with rights granted to secure the visibility splay on the vendors retained land.

TOWN AND COUNTRY PLANNING

The site received Outline Planning Permission from Mid Suffolk District Council on 1st April 2021 ref DC/20/02426. A copy of the Planning Permission and the Section 106 Agreement along with the plans and Consultants Reports can be viewed on the Council's website link:

<https://planning.baberghmidsuffolk.gov.uk/online-applications/caseDetails.do?caseType=Application&keyVal=QC4OIASHM1G00>

Further details are also available from the Vendors Agent.

SECTION 106

The buyer will be responsible for all outgoing obligations including the Section 106 obligations, the footpath improvements required as well as creation of the play area/ public open space.

We ask that all bidders confirm their allowances for the Section 106 obligations.



Angel Corner, 8 Angel Hill, Bury St Edmunds, Suffolk IP33 1UZ
01284 731450 | Robert.Fairey@Brown-co.com

SCHEDULE OF HOUSE TYPES

The following Schedule is based on an indicative layout which accompanied the Planning Application.

Social	4
Market	7
Total	11

METHOD OF SALE

All offers should contain the following

- 1.. Details of the Purchaser and their Solicitor.
2. A letter of confirmation from a Bank or Financial Advisor confirming that Funds are available to exchange contracts in the required timescale.
3. Confirmation that Main Board approval has been given where necessary.

EXCHANGE OF CONTRACTS AND COMPLETION

Exchange of contracts will take place 28 days after receipt by the Purchaser's Solicitor of the draft contract. Completion will be 28 days thereafter.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing obligations and rights, including rights of way whether public or private, light, support, drainage, water and electricity supplies and all other rights, easements, quasi-easements, whether referred to in these Particulars or not.

SERVICES

Prospective purchasers are advised to make their own enquiries with the relevant service providers.

More information on the services and drainage strategy is available in the planning application documents.

TENURE

The site will be sold freehold with vacant possession on completion.

RESTRICTION

The property will be sold with a restriction limiting the number of dwellings to be delivered on site to 11 in line with the current permission. Should a more valuable planning permission be obtained prior to development of the site, prospective purchasers should indicate what terms they are prepared to offer, (ie price per additional plot), in addition to their bid price.

ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and an address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

VAT

The vendors reserve the right to opt to tax the land being sold meaning that VAT will then be charged on the sale price.

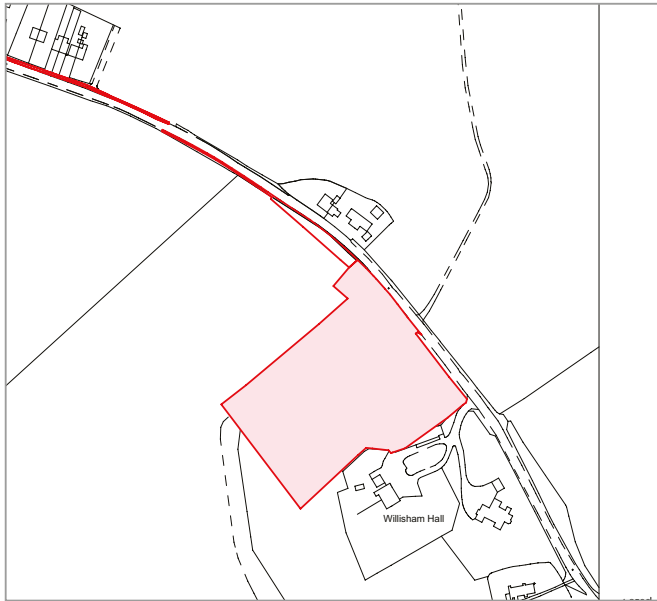
USEFUL ADDRESSES

Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. Tel 0300 1234 000 Suffolk Country Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX Tel: 0345 606 6067

VIEWINGS

Strictly by appointment with Brown & Co. Please contact Robert Fairey tel 07768 465741, Email: robert.fairey@brown-co.com





IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in September 2021. Brochure by wordperfectprint.com.

Angel Corner, 8 Angel Hill, Bury St Edmunds, Suffolk IP33 1UZ
 01284 731450 | Robert.Fairey@Brown-co.com

BROWN & CO