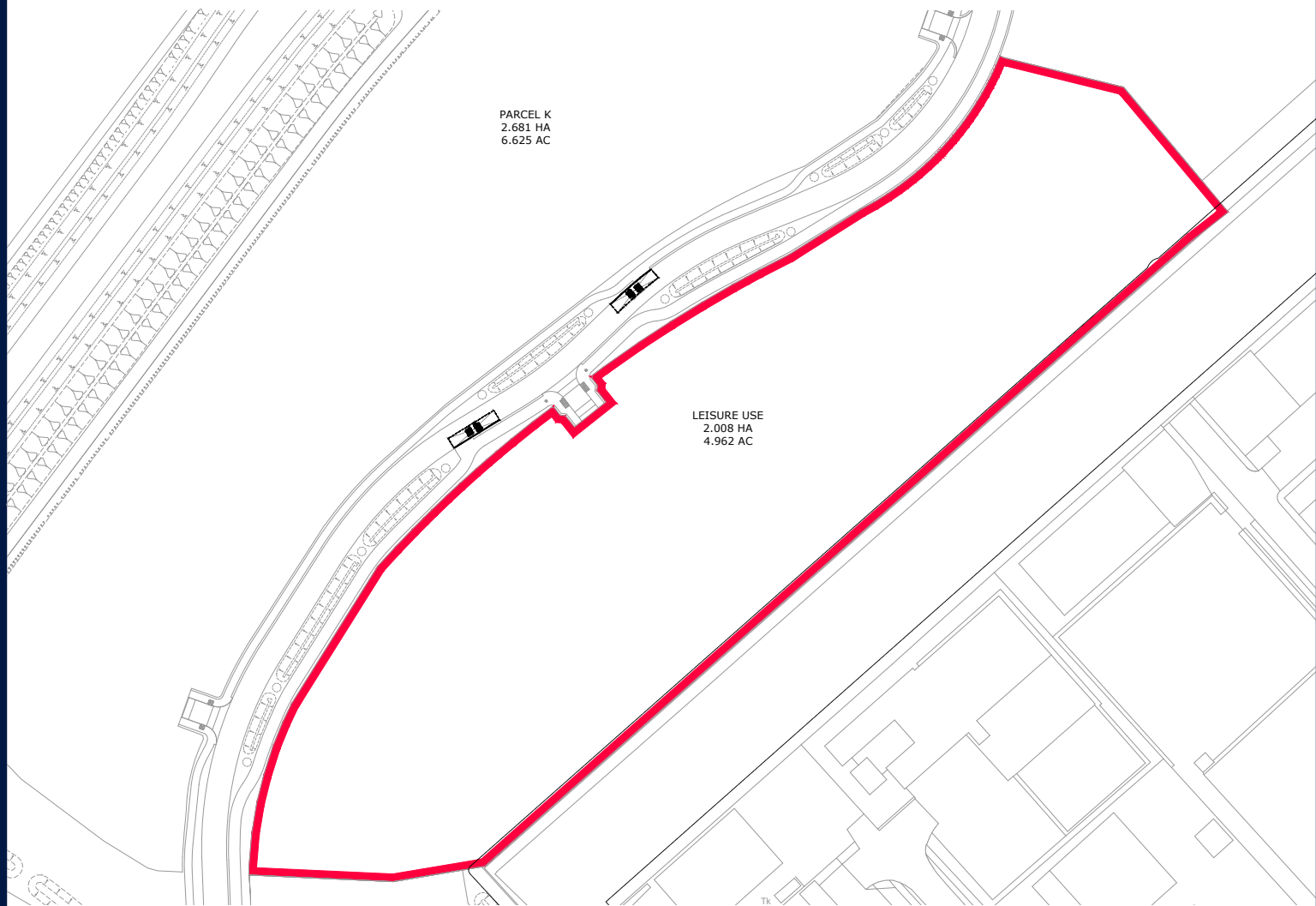


Development Opportunity Leisure Site

Marham Park, Bury St Edmunds, Suffolk IP28 6LF



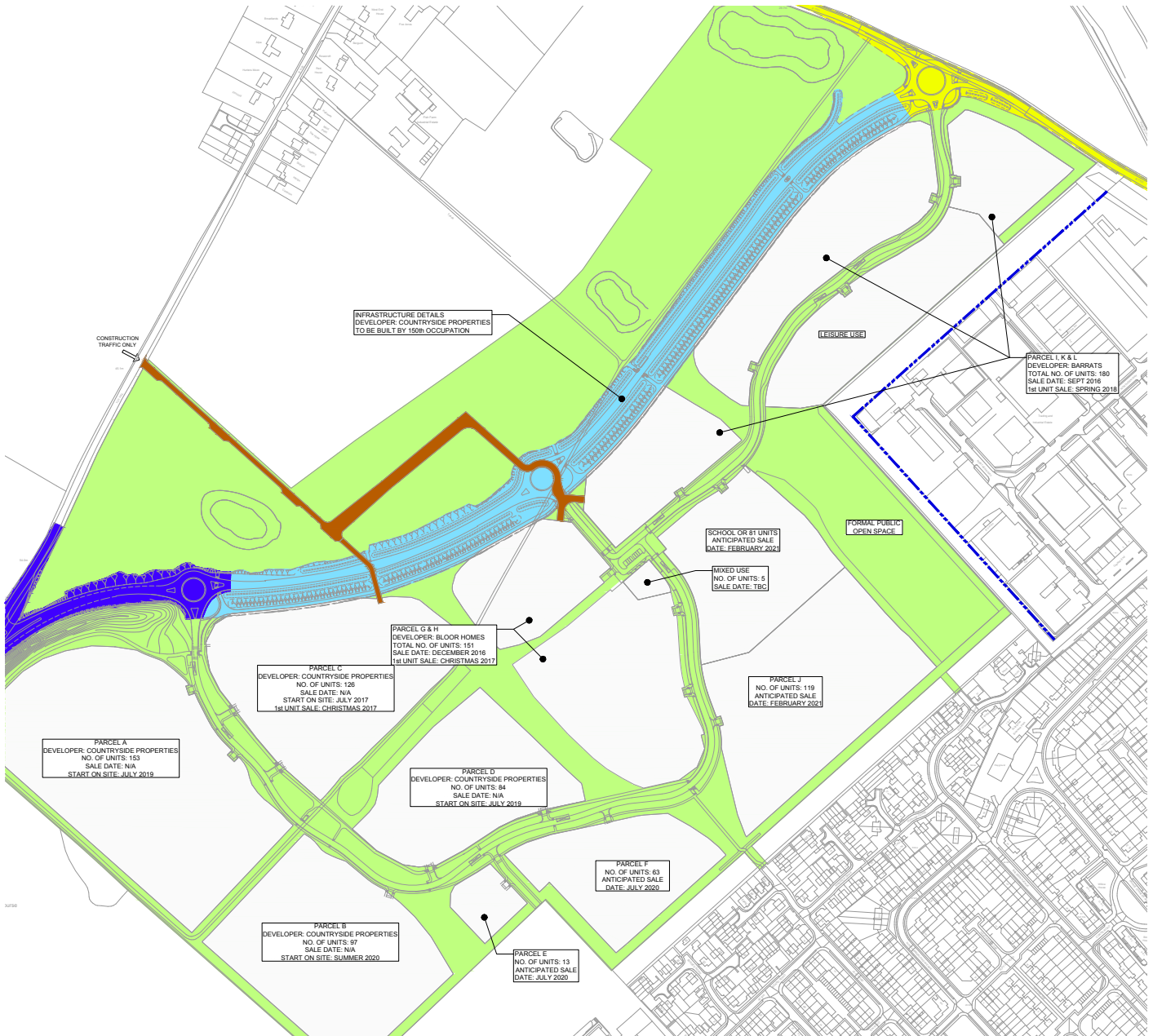
- All Enquiries
- 4.962 acres available for Leisure D2 use
- Potential for 30,000 sq ft building
- Located within Significant New Development
- Additional outdoor sports pitches site may be available

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Location

Marham Park is located south of the junction between the A1101 and B1106 (Tut Hill), north of the Bury St Edmunds Golf Club, approximately 1.7 miles north west of Bury St Edmunds town centre and adjacent the village of Fornham All Saints to the north.

Junction 42 of the A14 dual carriageway is located to the south west.

The Leisure site slightly is located south of and fronting the primary movement corridor and to the north of the existing employment site.

Description

Marham Park has received consent for residential development within Use Classes C2 and C3; (ii) local centre (iii) reservation of land for primary education (Class D1) (iv) public open space (sports & leisure facilities, allotments, play facilities and informal open space). The new residential consent is expected to total 1,050 dwellings and is being delivered by a number of national housebuilders. Further detail on housing numbers and delivery can be found under the Phasing section.

The illustrative Masterplan within the EIA suggests this site may comprise a building of 3,000 Sq M (30,000 sq ft) up to a height of 15m.

The site will further comprise significant areas of informal open space, formal open space including playing pitches and an extensive open access area situated to the north of the Primary Movement Corridor.

It has a large frontage on to the Primary Movement Corridor and has an approximate area of 2.008 hectares (4.962 acres).

Access / Services

The site can be accessed from the Primary Movement Corridor, (location to be agreed), where all mains services are also located.

Planning

The site falls within the jurisdiction of St Edmundsbury Borough Council. Marham Park has consent for a hybrid application under planning reference DC/13/0932/HYB. Within this application and the relating Section 106 this site comprises Leisure Use (D2) and could be suitable for squash, tennis and a bowls club to complement the outdoor recreation.

Phasing

The surrounding new residential development is expected to deliver the following dwelling numbers :

2017 – 25

2018 – 100

2019 – 2025 – 150 per annum

Proposal

Offers are invited for either the freehold or leasehold interest of the leisure site.

VAT

Payable in addition.

Legal Costs

Each party to bear their own legal costs incurred in this transaction.

Further Information

Further information including plans and technical reports are available. Please contact Savills :

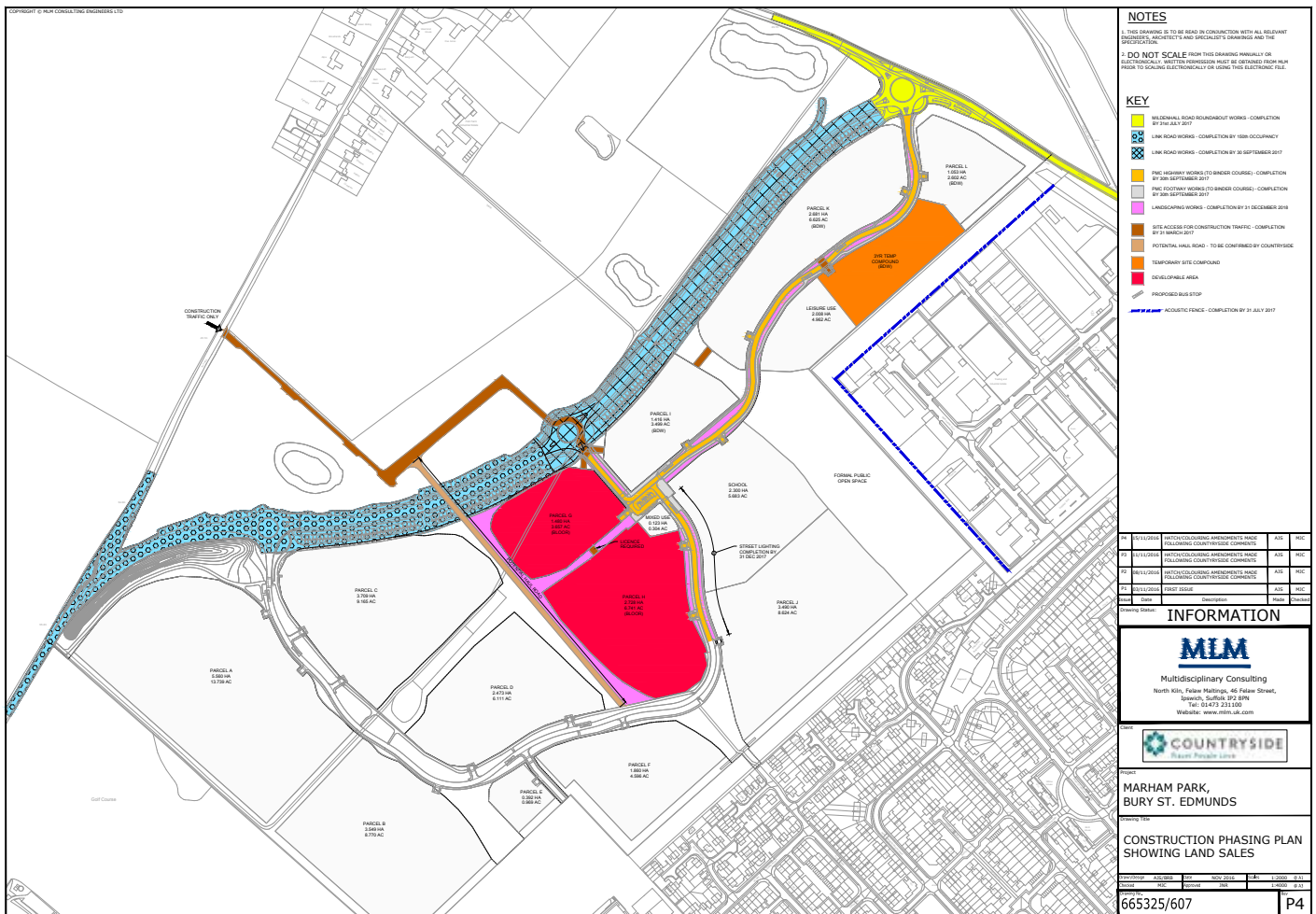
Ben Rudd

Brudd@savills.com

01223 347003

An additional land parcel for outdoor sports pitches may be available if terms can be agreed for the subject site.

Further information available on request.



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