

Childers Court

A development of 13 Town Houses in Stowmarket, Suffolk





DEVELOPMENT IN CENTRAL STOWMARKET, SUFFOLK

Childers Court: Planning for 13 town houses. The Old Villa: Planning for 3 apartments Chapel Mews: Planning for 6 Town Houses.

- Site cleared and shovel ready.
- All starts enacted.
- S106 agreement of just £59,972 payable on occupation.
- No Community infrastructure levy on either of the three sites.
- No Social Housing requirement on either of the three sites.
- All pre-commencement planning conditions signed off.

For more information please contact us on:

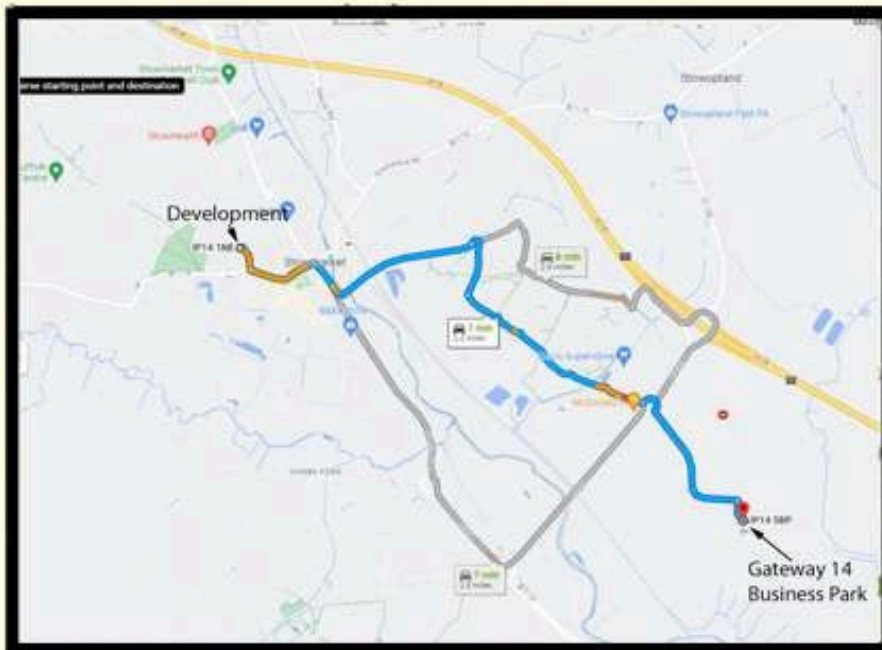
Phone: 01449 771133

Email: info@purbecks.com

Location

Stowmarket is a small market town in Suffolk that lies on the river gipping. It's situated along the busy A14 trunk road between Ipswich & Bury St Edmunds, is just 45 minutes by road from Cambridge and is also on the main Norwich to London rail line making the location ideal with a commute time of approx. 1hr 25mins.

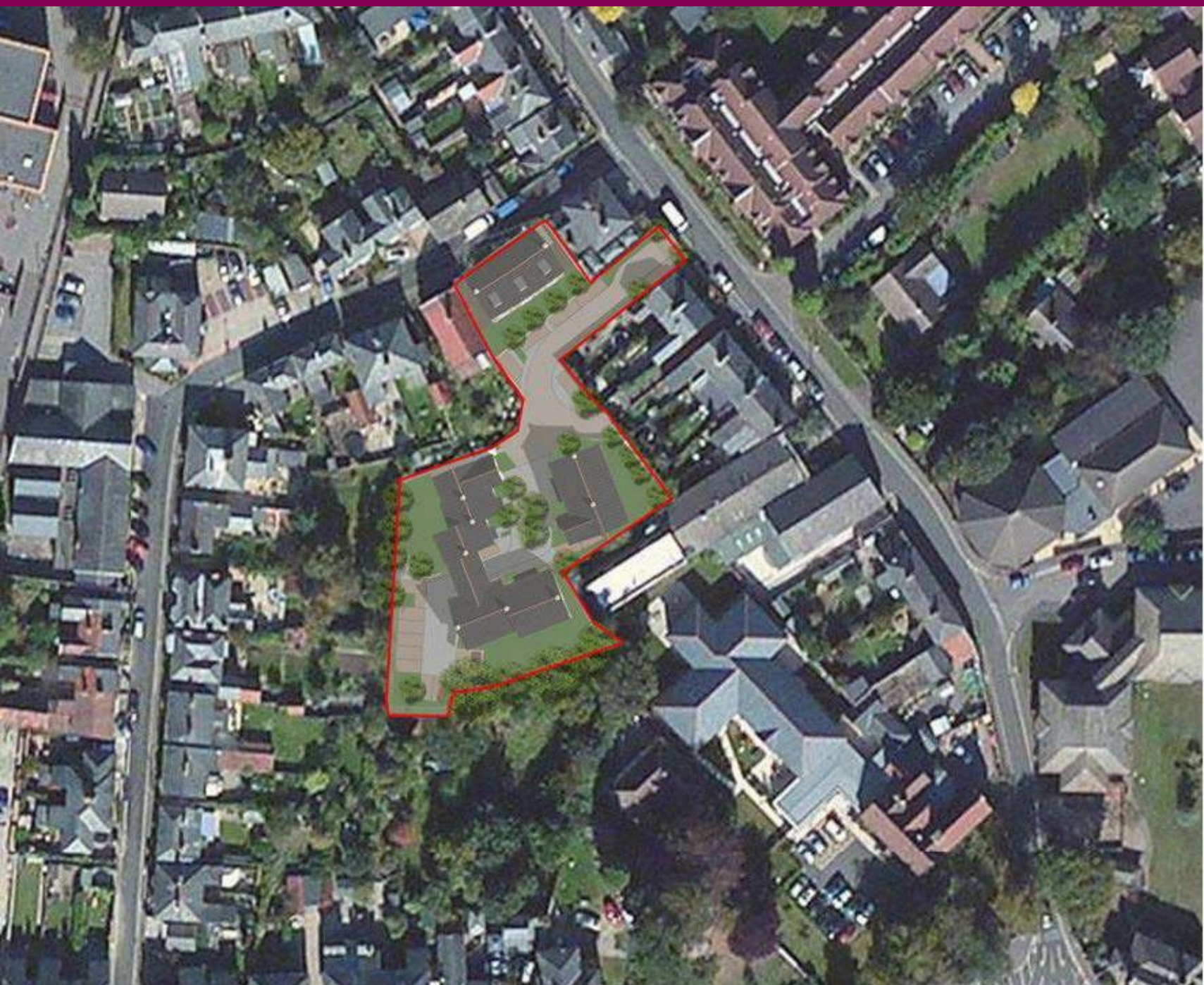
Stowmarket is the largest Mid-Suffolk district with a the population of around 16,000, with considerable further development planned. Just a 9 Minute Drive is Gateway 14, the new 2.36 million SQ FT innovation, business and logistics park adjacent to Junction 50 of the A14 at Stowmarket.



The location along Childer Road and Violet Hill Road has a mixture of Georgian and Victorian Town Houses and a thoughtful development of modern apartments. It is a few minutes walk from the town centre, schools and other local amenities that include a fitness centre, theatre, cinema, leisure complex complete with swimming pools, climbing wall bowls green, gym and an astroturf football pitch. A few minutes walk in the opposite direction finds a large park with a Children's play area.

Site Plan







Stowmarket Accessibility

Stowmarket Railway Station offers excellent accessibility for travelers, with step-free access to platforms and clear signage to assist those with mobility impairments. The station is well-connected to major cities, including Ipswich, Cambridge, and London, making it a key hub for regional travel. The nearby A14 provides efficient road access, offering easy links to both Ipswich and Cambridge, as well as direct routes to London. With ongoing improvements to accessibility and transport options, Stowmarket is becoming an increasingly convenient and inclusive travel point for a wide range of commuters.



Stowmarket Economic Boost

Stowmarket, Suffolk, is experiencing a significant economic boost with the opening of Gateway 14, a major business and logistics hub that is transforming the area. The development includes large-scale facilities, such as The Range warehouse, which serves as a key logistics and retail distribution centre. This new development is creating a wide range of employment opportunities, from warehouse and distribution roles to management, customer service, and support positions, contributing to local job growth. As a strategically located gateway, Gateway 14 is attracting further investment, supporting both national and international businesses. The development is not only providing jobs but also stimulating economic activity, improving infrastructure, and enhancing Stowmarket's reputation as a thriving hub in Suffolk. This transformation promises a vibrant future for the local community, offering new opportunities for residents and contributing to the long-term prosperity of the region.



Stowmarket Community

Stowmarket, Suffolk, offers a vibrant mix of cultural, recreational, and educational amenities that make it an appealing place to live and visit. The John Peel Centre provides a lively venue for music, arts, and community events, while the Regal Cinema offers a charming, historic setting for catching the latest films. Families are well-served by excellent local schools, ensuring a high standard of education for children. The town boasts a strong sense of community, with events such as the annual carnival bringing people together to celebrate in style. In addition, Stowmarket is set to welcome a new sports complex, further enhancing the town's offering for active lifestyles and sporting enthusiasts. With a combination of arts, education, recreation, and community spirit, Stowmarket truly has something for everyone.



Stowmarket – A Haven for Nature and Outdoor Activities

Key Points:

- *Rich Natural Surroundings:* Stowmarket is nestled in the heart of Suffolk, surrounded by picturesque countryside, offering abundant opportunities for nature lovers.
- *Public Footpaths & Walking Trails:* The town boasts an extensive network of public footpaths and walking trails, perfect for exploring the stunning rural landscape and enjoying the fresh air. Popular routes include the scenic walk along the River Gipping and through local woodlands.
- *Green Spaces:* Numerous parks and green spaces, such as Stowmarket's historic Cornhill and the nearby Needham Lake, provide serene spots for relaxation, picnics, and birdwatching.
- *Wildlife & Conservation:* The area is home to diverse wildlife, making it an ideal location for nature enthusiasts, photographers, and conservationists alike.
- *Access to Suffolk's Natural Beauty:* Stowmarket is well-connected to nearby nature reserves, including the Suffolk Coast and Heaths Area of Outstanding Natural Beauty, offering even more opportunities for outdoor exploration.



Childers Court

Plot 1 -3 Bed

Plot 2 -3 Bed

Plot 3 -3 Bed



Childers Court:

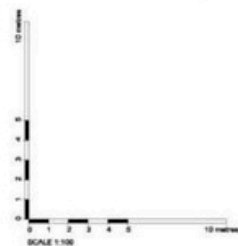
- Plot 4 - 2 Bed
- Plot 5 - 2 Bed
- Plot 6 - 3 Bed
- Plot 7 - 3 Bed
- Plot 8 - 3 Bed
- Plot 9 - 2 Bed
- Plot 10 - 2 Bed

Childers Court

Plot 11 -3 Bed

Plot 12 -2 Bed

Plot 13 -2 Bed





Childers Court

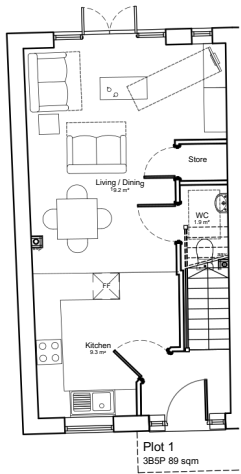
- Site Sections
- A-A
- B-B
- C-C

Childers Court Alternative Floor Plan & Additional Floor Space

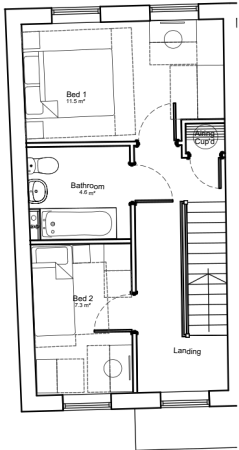
Plot 1: Extant planning permission provides 108.0m² GEFA Alternative plan option provides 108.0m² GEFA with second floor bedroom enlarged



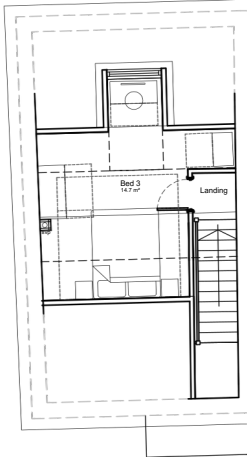
Front Elevation



Ground Floor Plan
Extant Planning Permission



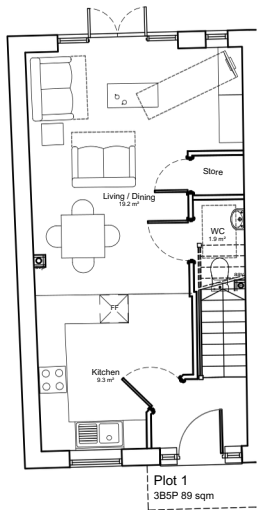
First Floor Plan



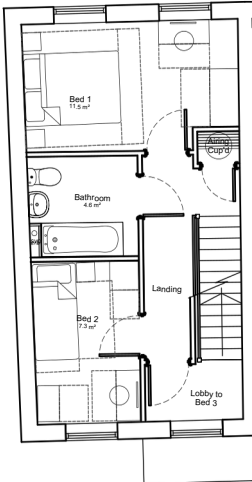
Second Floor Plan



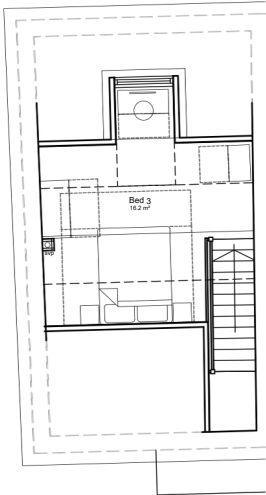
Key Plan
Plot 1



Ground Floor Plan
Option Plans



First Floor Plan



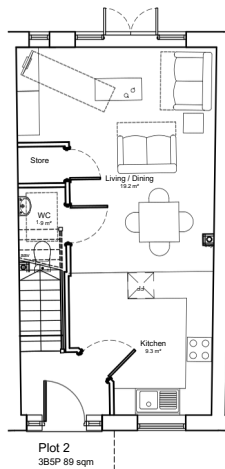
Second Floor Plan

Childers Court Alternative Floor Plan & Additional Floor Space

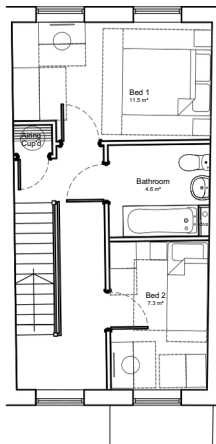
Plot 2: Extant planning permission provides 104.0m² GEFA Alternative plan option provides 104.0m² GEFA with second floor bedroom enlarged



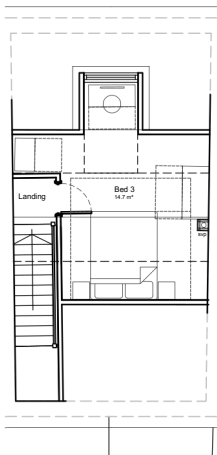
Front Elevation



Ground Floor Plan
Extant Planning Permission



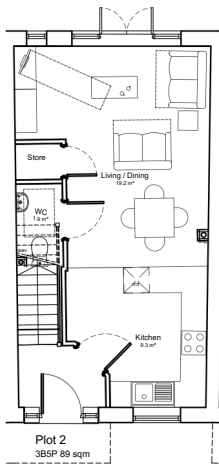
First Floor Plan



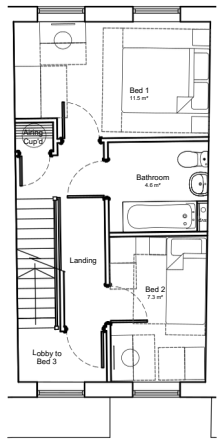
Second Floor Plan



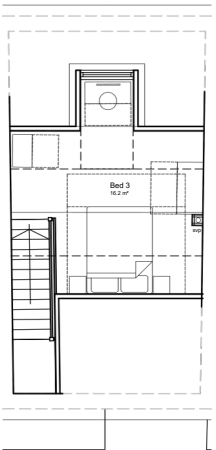
Key Plan
Plot 2



Ground Floor Plan
Option Plans



First Floor Plan



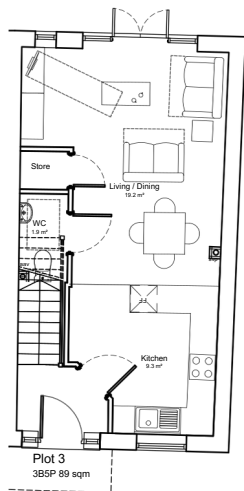
Second Floor Plan

Childers Court Alternative Floor Plan & Additional Floor Space

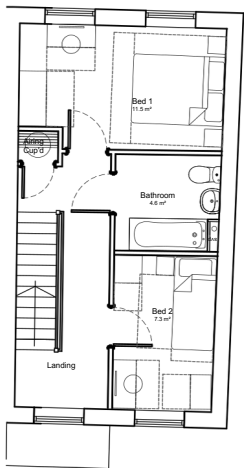
Plot 3: Extant planning permission provides 108.0m² GEFA Alternative plan option provides 108.0m² GEFA with second floor bedroom enlarged



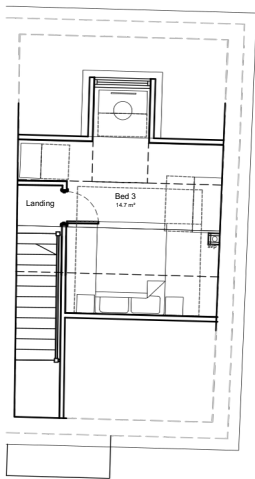
Front Elevation



Ground Floor Plan
Extant Planning Permission



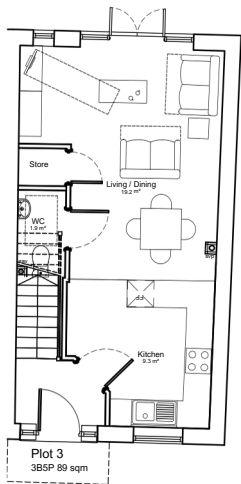
First Floor Plan



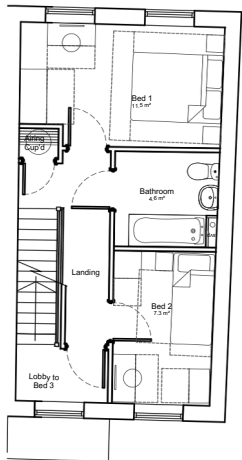
Second Floor Plan



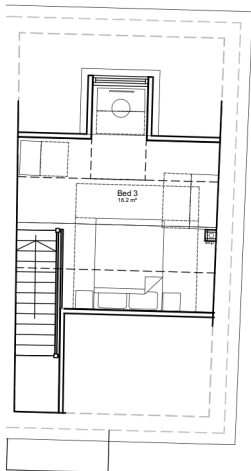
Key Plan
Plot 3



Ground Floor Plan
Option Plans



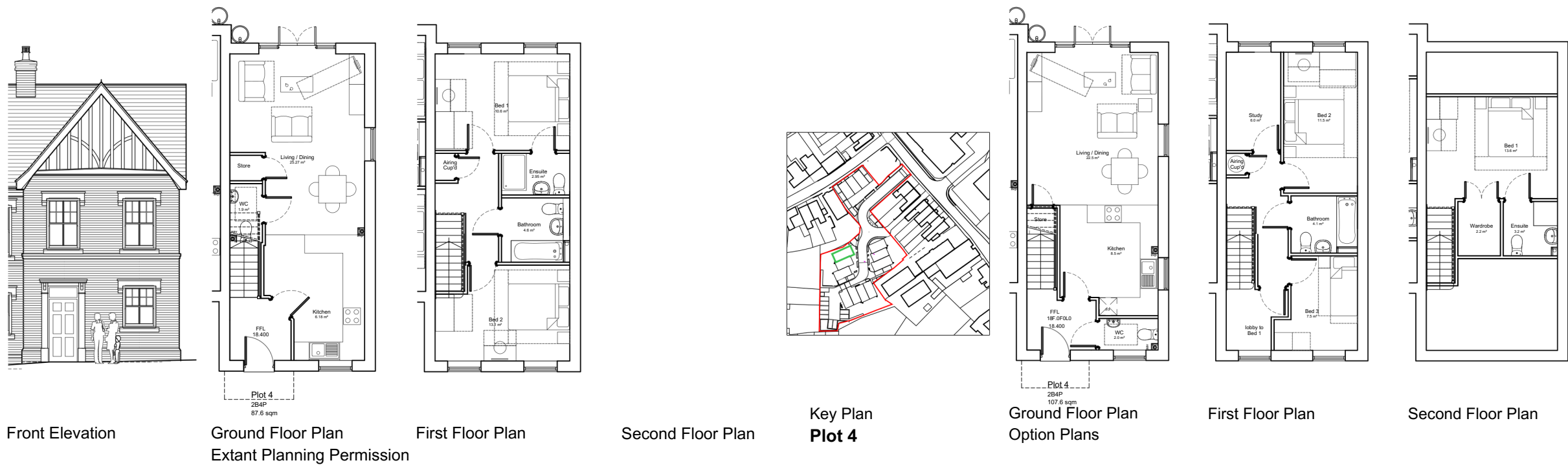
First Floor Plan



Second Floor Plan

Childers Court Alternative Floor Plan & Additional Floor Space

Plot 4: Extant planning permission provides 105.4m² GEFA Alternative plan option provides 125.4m² GEFA with second floor bedroom created

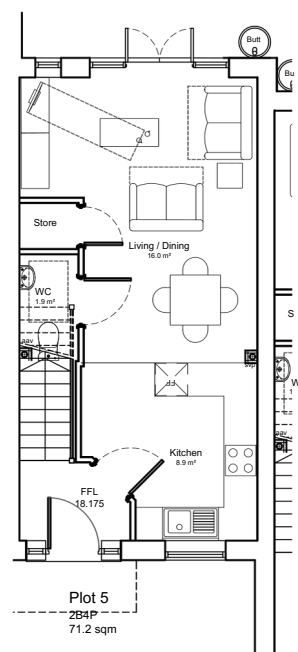


Childers Court Alternative Floor Plan & Additional Floor Space

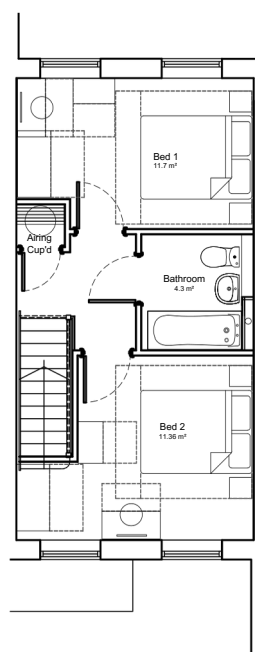
Plot 5: Extant planning permission provides 84.16m² GEFA Alternative plan option provides 104.16m² GEFA with second floor bedroom created



Front Elevation



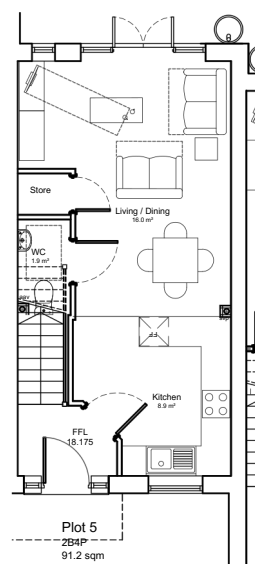
Ground Floor Plan
Extant Planning Permission



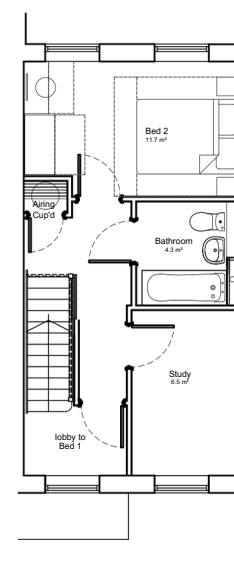
First Floor Plan



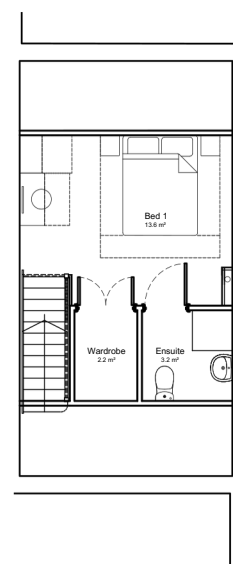
Key Plan
Plot 5



Ground Floor Plan
Option Plans



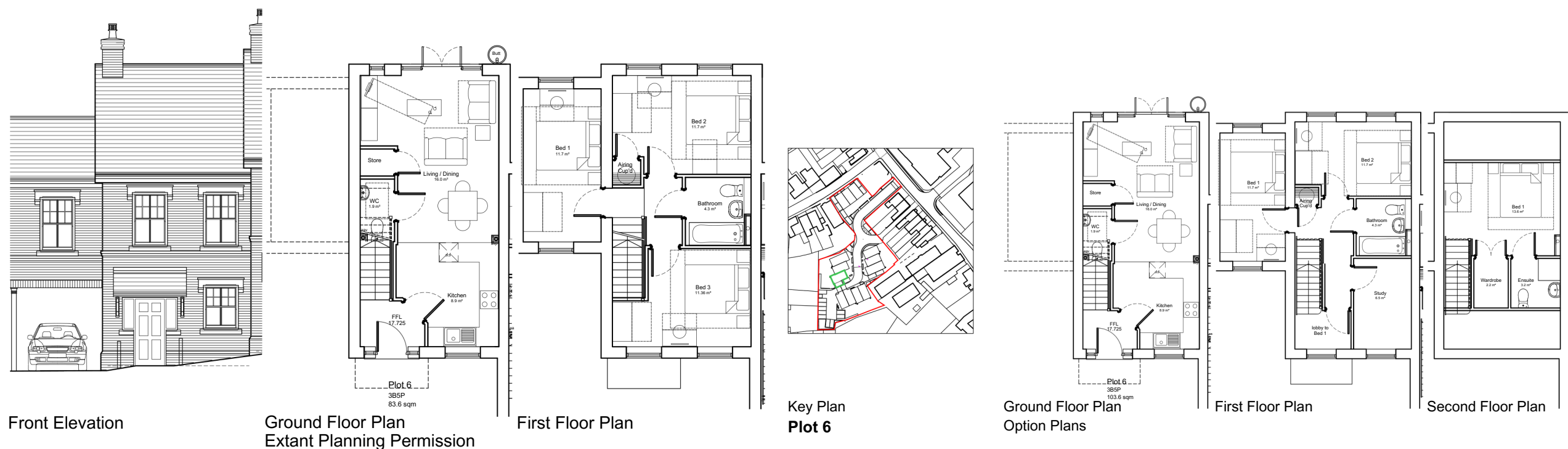
First Floor Plan



Second Floor Plan

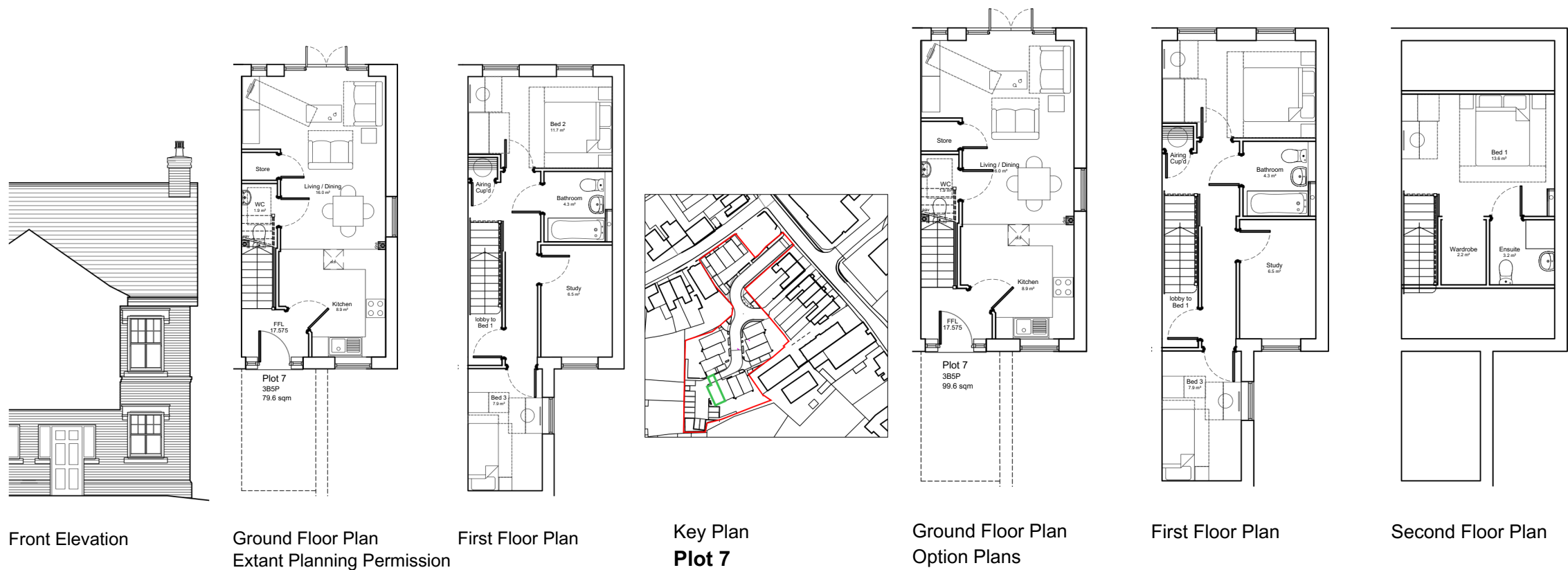
Childers Court Alternative Floor Plan & Additional Floor Space

Plot 6: Extant planning permission provides 101.30m² GEFA Alternative plan option provides 121.30m² GEFA with second floor bedroom created



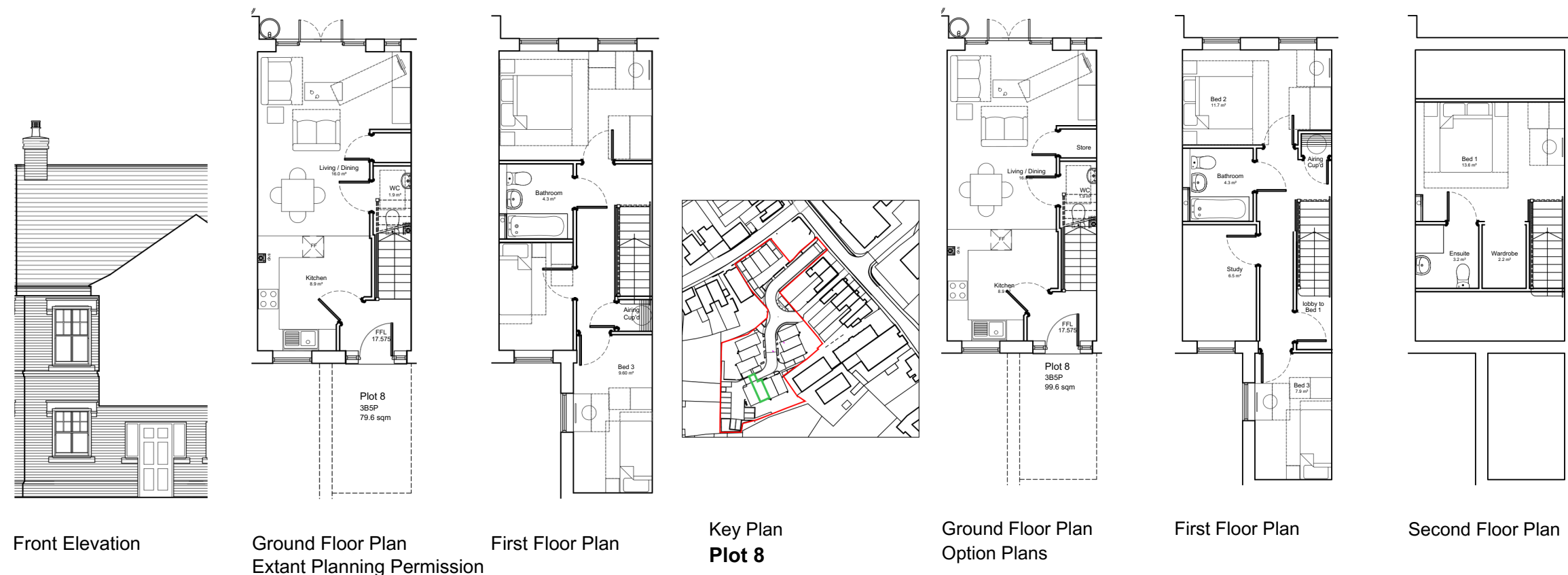
Childers Court Alternative Floor Plan & Additional Floor Space

Plot 7: Extant planning permission provides 93.47m² GEFA Alternative plan option provides 113.47m² GEFA with second floor bedroom created



Childers Court Alternative Floor Plan & Additional Floor Space

Plot 8: Extant planning permission provides 93.47m² GEFA Alternative plan option provides 113.47m² GEFA with second floor bedroom

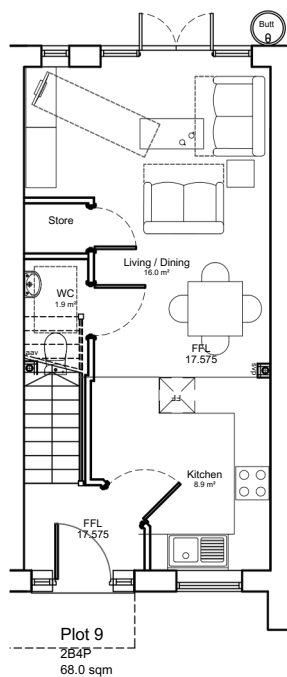


Childers Court Alternative Floor Plan & Additional Floor Space

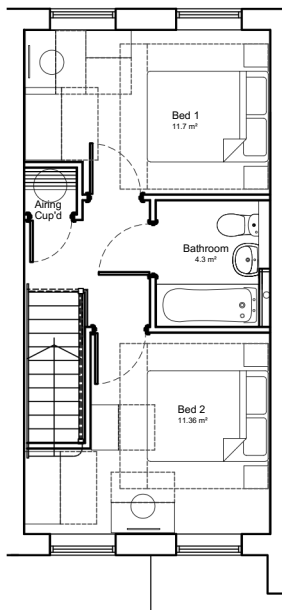
Plot 9: Extant planning permission provides 79.36m² GEFA Alternative plan option provides 99.36m² GEFA with second floor bedroom created



Front Elevation



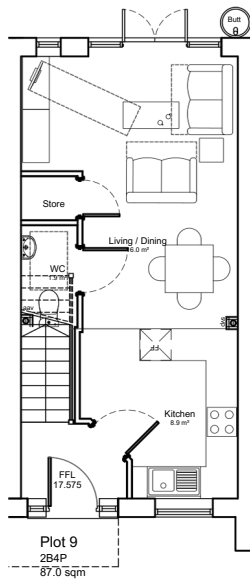
Ground Floor Plan
Extant Planning Permission



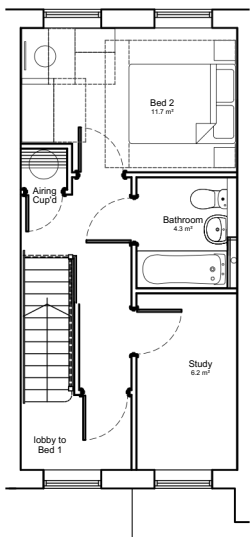
First Floor Plan



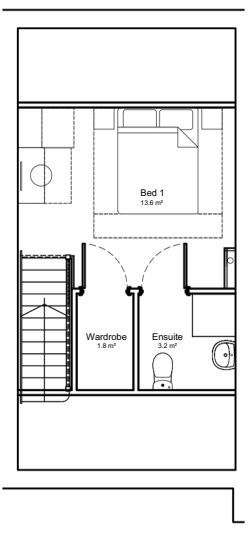
Key Plan
Plot 9



Ground Floor Plan
Option Plans



First Floor Plan



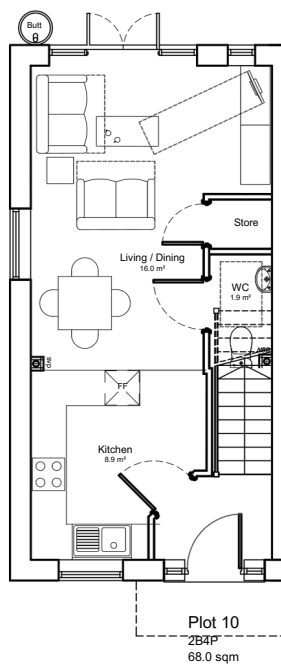
Second Floor Plan

Childers Court Alternative Floor Plan & Additional Floor Space

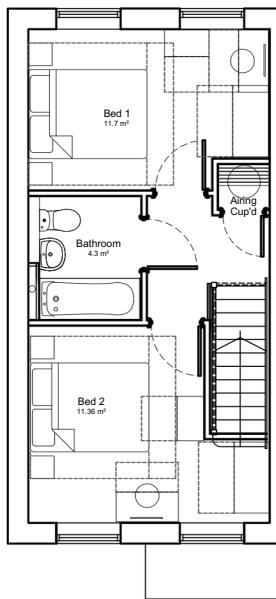
Plot 10: Extant planning permission provides 82.72m² GEFA Alternative plan option provides 102.72m² GEFA with second floor bedroom created



Front Elevation



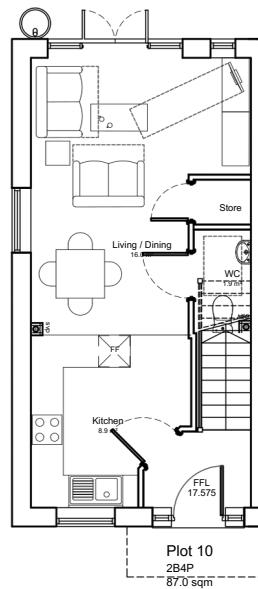
Ground Floor Plan
Extant Planning Permission



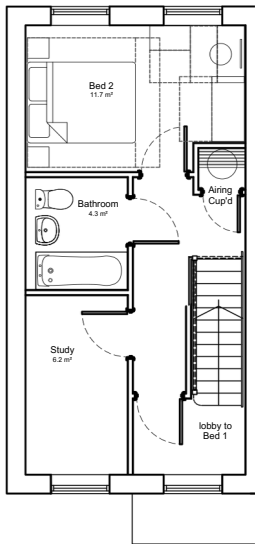
First Floor Plan



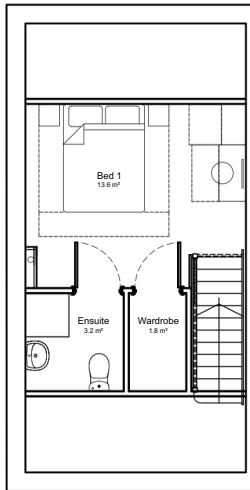
Key Plan
Plot 10



Ground Floor Plan
Option Plans



First Floor Plan



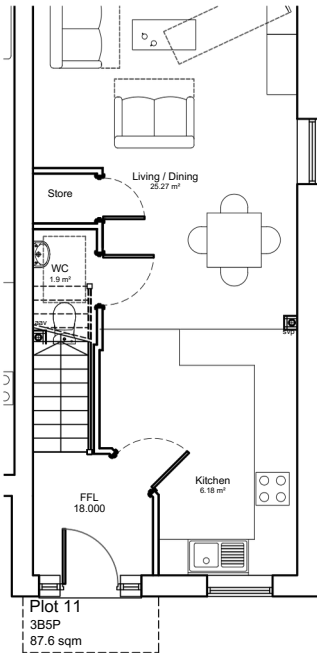
Second Floor Plan

Childers Court Alternative Floor Plan & Additional Floor Space

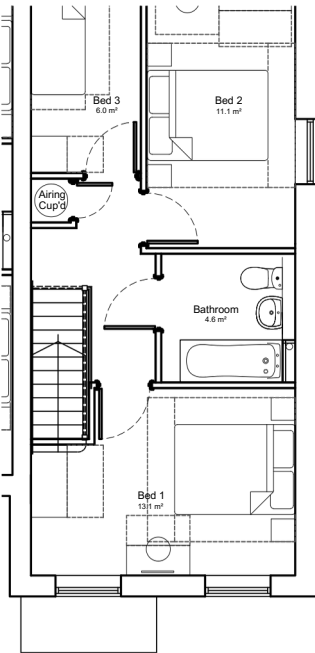
Plot 11: Extant planning permission provides 105.18m² GEFA Alternative plan option provides 125.18m² GEFA with second floor bedroom created



Front Elevation



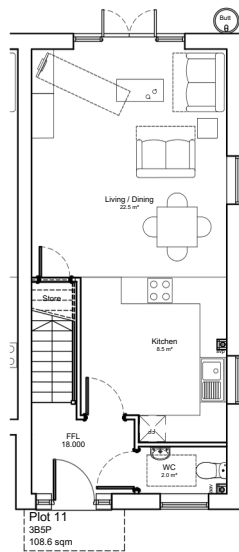
Ground Floor Plan
Extant Planning Permission



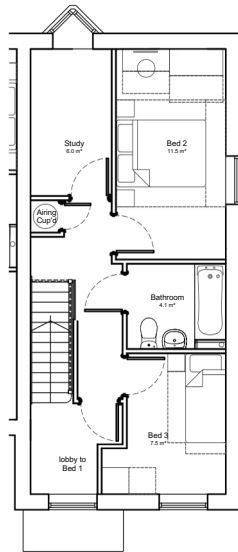
First Floor Plan



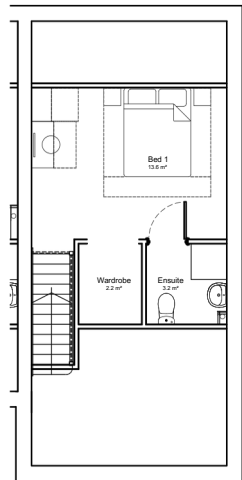
Key Plan



Ground Floor Plan
Option Plans



First Floor Plan



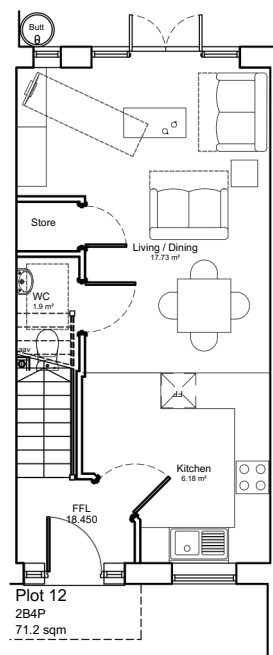
Second Floor Plan

Childers Court Alternative Floor Plan & Additional Floor Space

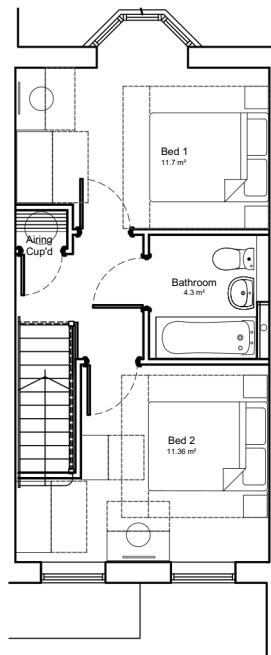
Plot 12: Extant planning permission provides 83.06m² GEFA Alternative plan option provides 103.06m² GEFA with second floor bedroom created



Front Elevation



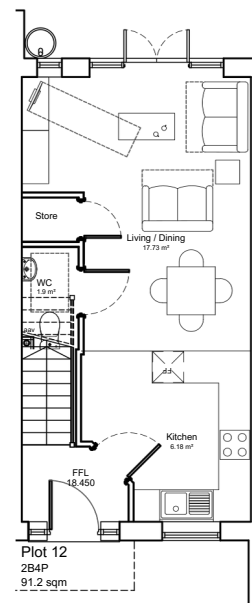
Ground Floor Plan
Extant Planning Permission



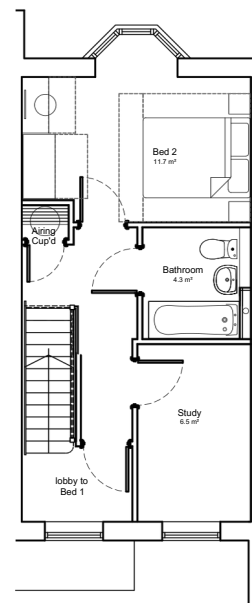
First Floor Plan



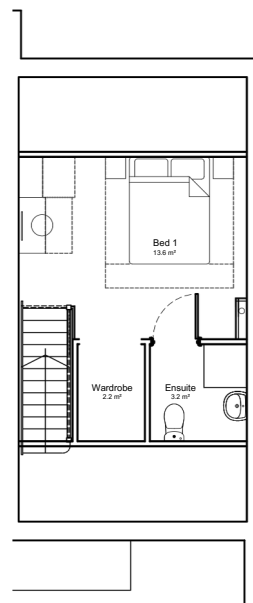
Key Plan
Plot 12



Ground Floor Plan
Option Plans



First Floor Plan



Second Floor Plan

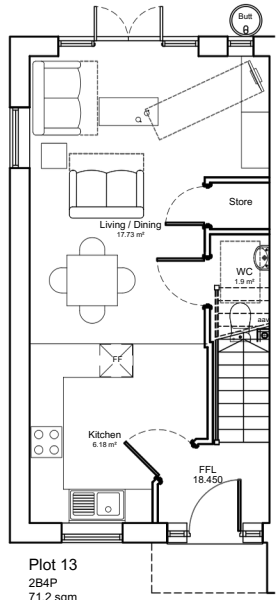
Childers Court Alternative Floor Plan & Additional Floor Space

Plot 13: Extant planning permission provides 86.62m² GEFA Alternative plan option provides 106.62m² GEFA with second floor bedroom created



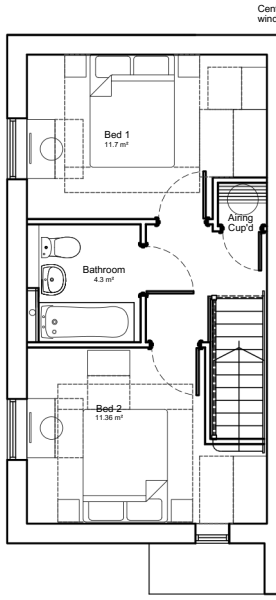
FRONT ELEVATION

Front Elevation



Plot 13
2B4P
71.2 sqm

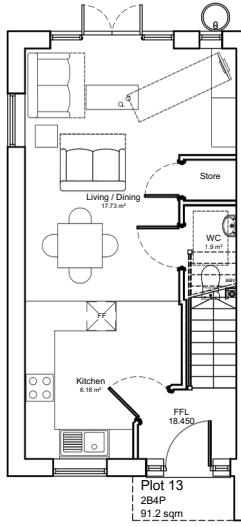
Ground Floor Plan
Extant Planning Permission



First Floor Plan

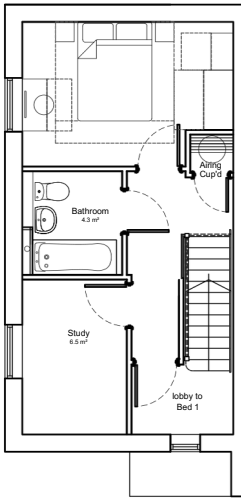


Key Plan
Plot 13

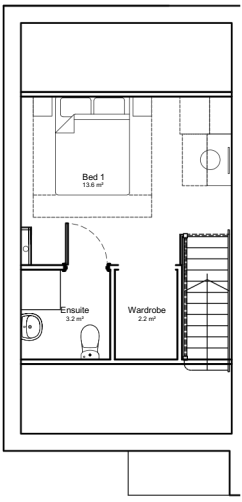


Plot 13
2B4P
91.2 sqm

Ground Floor Plan
Option Plans



First Floor Plan



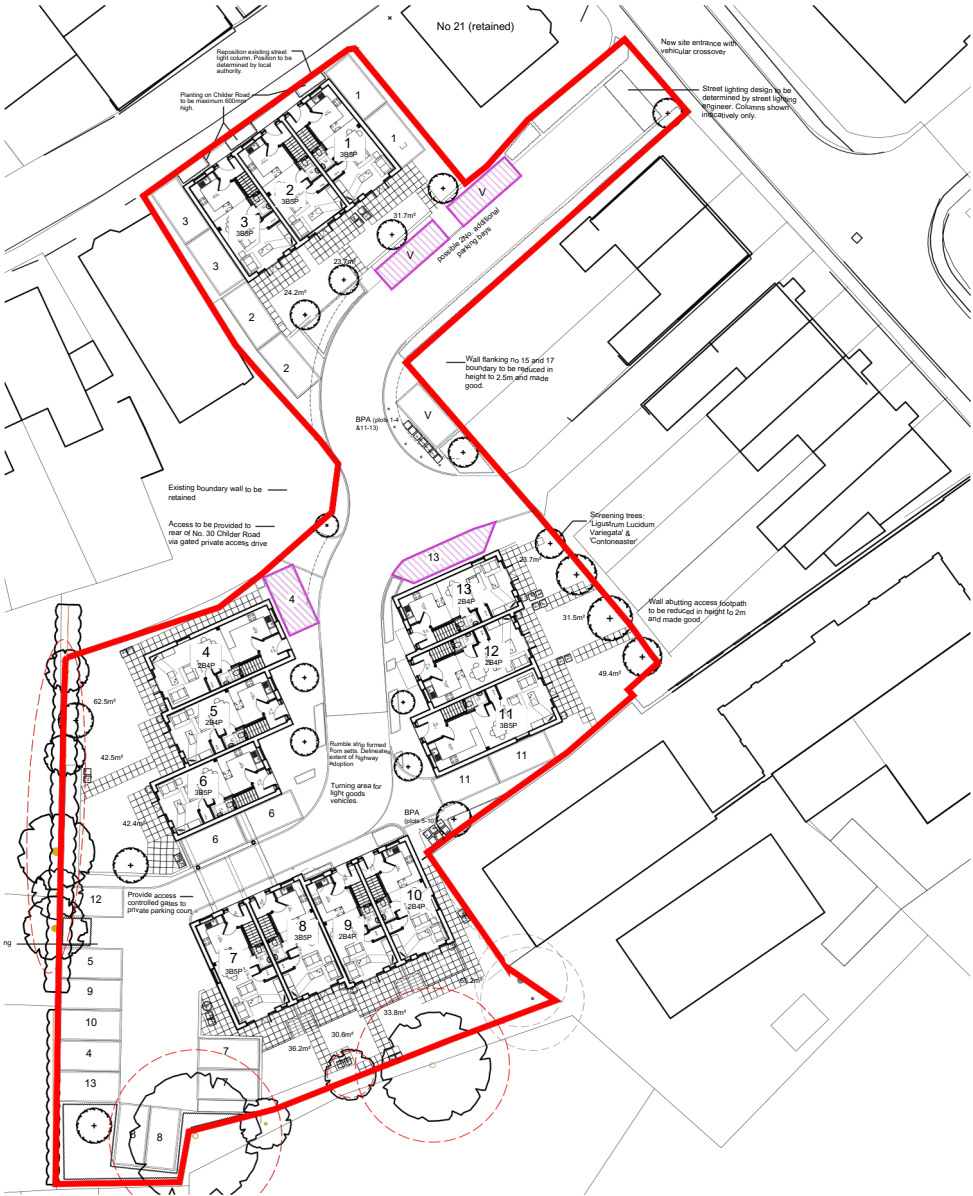
Second Floor Plan

Childers Court Alternative Parking Option

Childers Court Site Plan showing location of possible additional parking bays highlighted in magenta

Extant planning permission provides 21 parking bays in total
Alternative plan shows possible location of 4 additional parking bays

Plot	Spaces
1	2
2	2
3	2
4	2
5	1
6	2
7	2
8	2
9	1
10	1
11	2
12	1
13	2
visitors	3
Total	25





Purbeck & Co

2b Station Road West,

Stowmarket, Suffolk

IP14 1ES

Telephone: 01449 77113

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