Stowmarket, Suffolk
Development opportunity

JAMES FRANCIS

DEVELOPMENT OF 22 NEW HOMES IN CENTRAL STOWMARKET, SUFFOLK

Childers Court: Planning for 13 town houses.

The Old Villa: Planning for 3 apartments

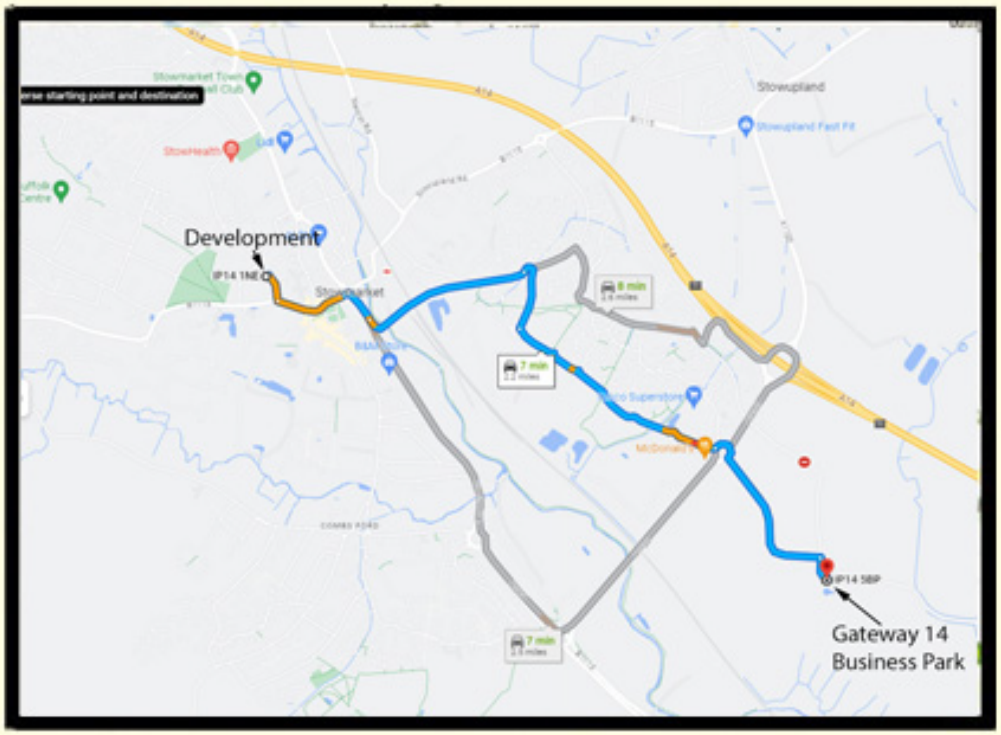
Chapel Mews: Planning for 6 Town Houses.

- 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.



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



JAMES FRANCIS
Architecture & Design House

Stowmarket GDV

Childers Court	Bedrooms / Office	GEFA SQM	GDV
Plot 1	3	89.00	£375,000.00
Plot 2	3	89.00	£365,000.00
Plot 3	3	89.00	£375,000.00
Plot 4	3	107.60	£365,000.00
Plot 5	3	91.20	£315,000.00
Plot 6	4	103.60	£370,000.00
Plot 7	4	99.60	£355,000.00
Plot 8	4	99.60	£350,000.00
Plot 9	3	87.00	£305,000.00
Plot 10	3	87.00	£310,000.00
Plot 11	4	108.60	£370,000.00
Plot 12	3	91.20	£320,000.00
Plot 13	3	91.20	£335,000.00
Totals	**43**	**1233.60**	**£4,510,000.00**

Chapel Mews	Bedrooms / Office	GEFA SQM	GDV
Plot 1	2	93.49	£295,000.00
Plot 2	2	93.49	£295,000.00
Plot 3	1 or 2	83.64	£275,000.00
Plot 4	3	92.8	£355,000.00
Plot 5	3	92.8	£350,000.00
Plot 6	3	92.8	£385,000.00
Total GDV	**14 or 15**	**549.02**	**£1,955,000.00**

The Old Villa	Bedrooms	GEFA SQM	GDV
Plot 1	1	48	£225,000.00
Plot 2	1	48	£225,000.00
Plot 3	3	108	£360,000.00
Total GDV	**5**	**204.00**	**£810,000.00**

Summary	Bedrooms / Office	GEFA SQM	GDV
Childers Court	43	1233.60	£4,510,000.00
Chapel Mews	11 or 12	549.02	£1,955,000.00
The Old Villa	4	204.00	£810,000.00
Overall Site	**48 or 49**	**1986.62**	**£7,275,000.00**

Current Sites







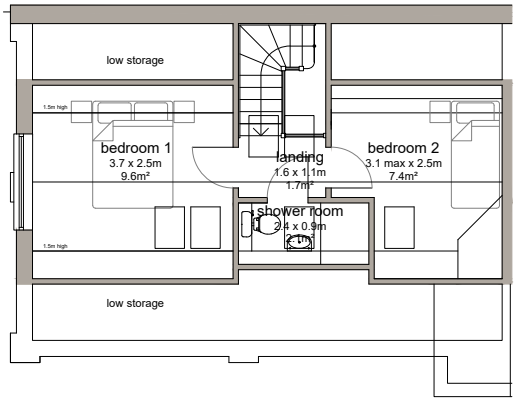
Chapel Mews Floor Plans

Development of 6 Town Houses

JAMES FRANCIS



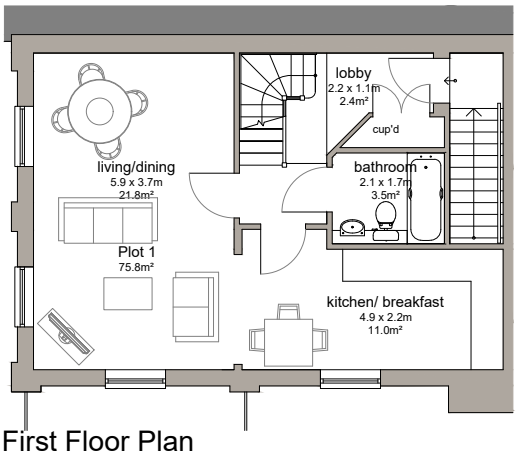




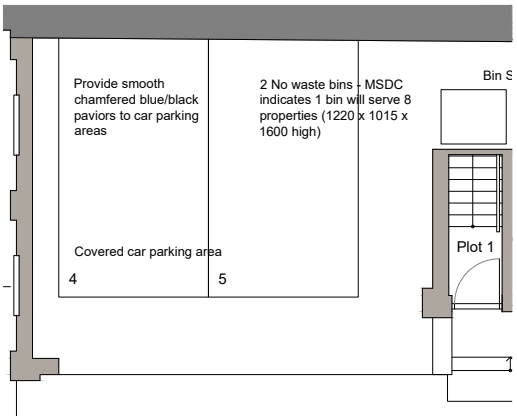
Second Floor Plan



Front Elevation



First Floor Plan



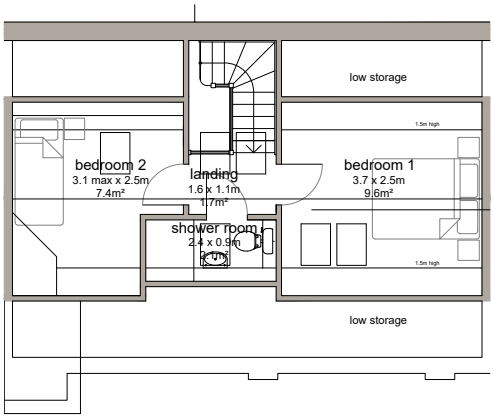
Ground Floor Plan



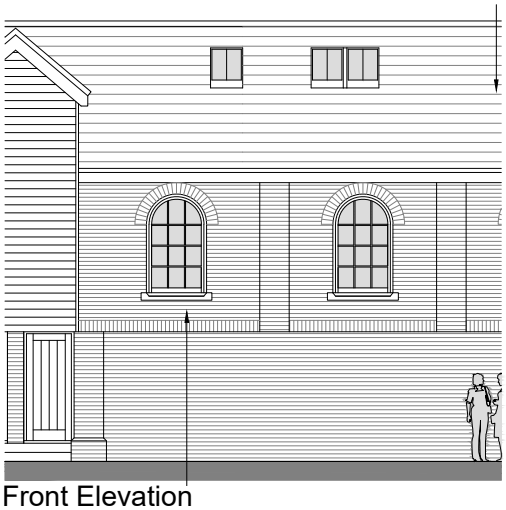
Key Plan

Chapel Mews - Current design
Plot 1

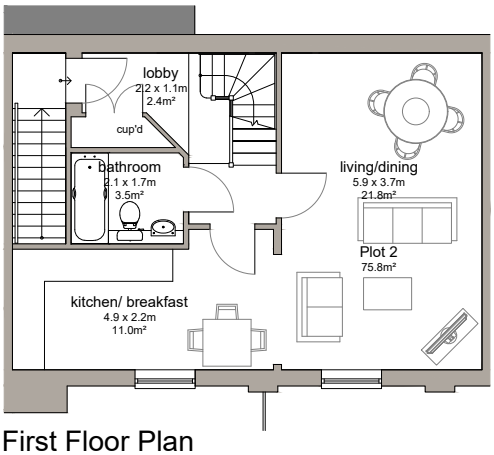
JAMES FRANCIS



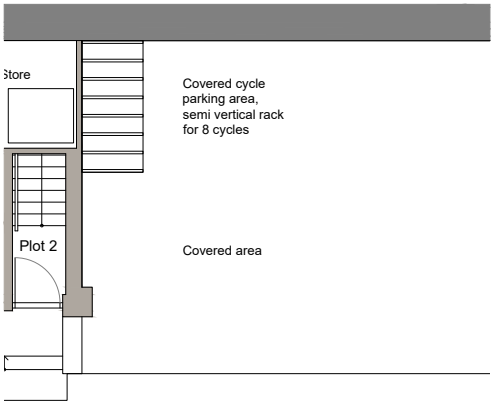
Second Floor Plan



Front Elevation



First Floor Plan



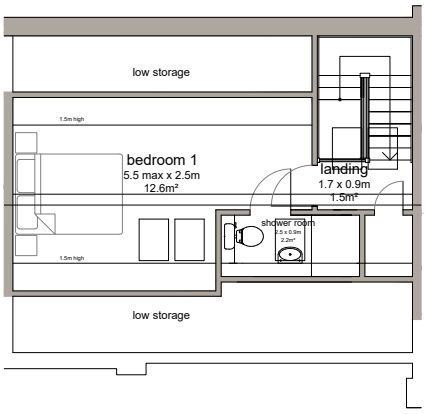
Ground Floor Plan



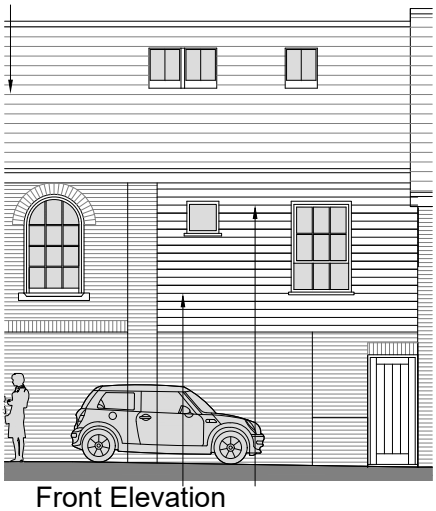
Key Plan

Chapel Mews - Current design
Plot 2

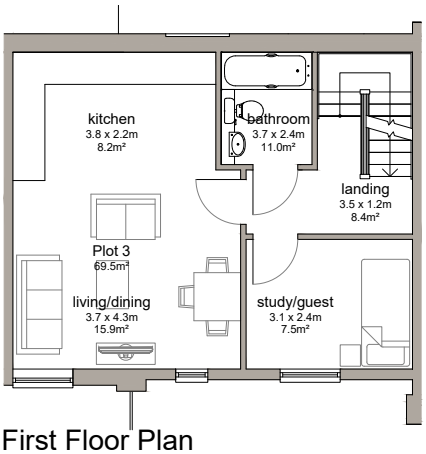
JAMES FRANCIS



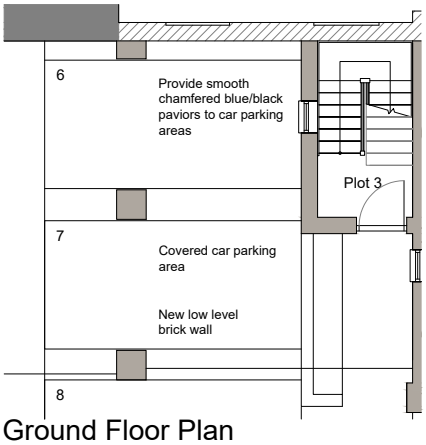
Second Floor Plan



Front Elevation



First Floor Plan



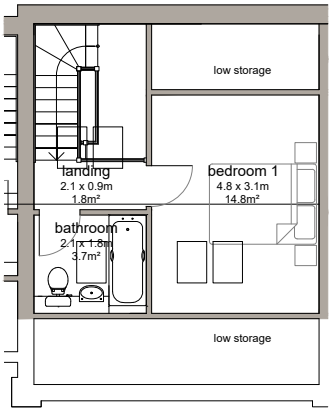
Ground Floor Plan



Key Plan

Chapel Mews - Current design
Plot 3

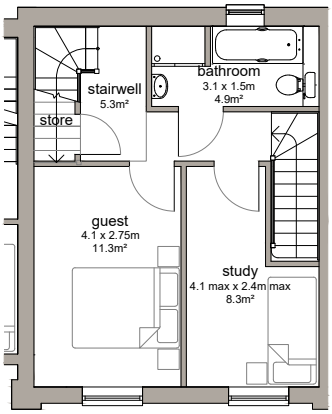
JAMES FRANCIS



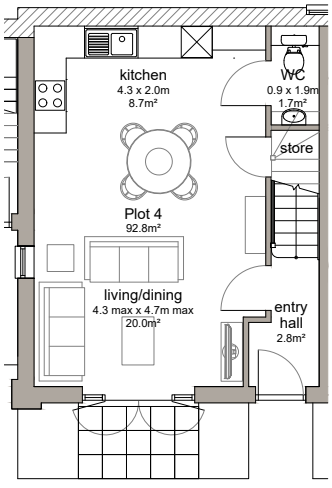
Second Floor Plan



Front Elevation



First Floor Plan



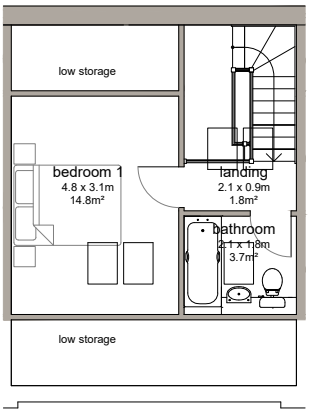
Ground Floor Plan



Key Plan

Chapel Mews - Current design
Plot 4

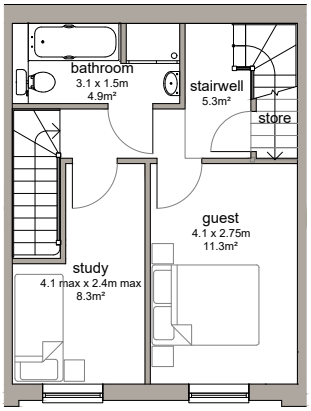
JAMES FRANCIS



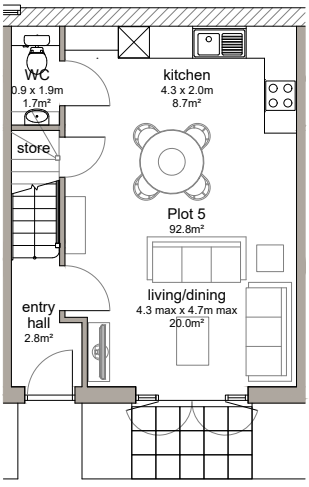
Second Floor Plan



Front Elevation



First Floor Plan



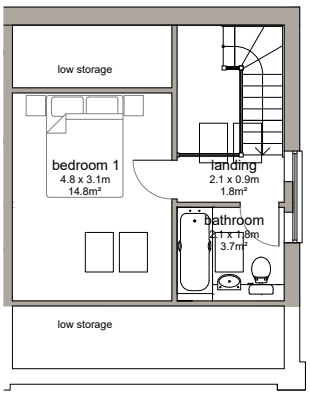
Ground Floor Plan



Key Plan

Chapel Mews - Current design
Plot 5

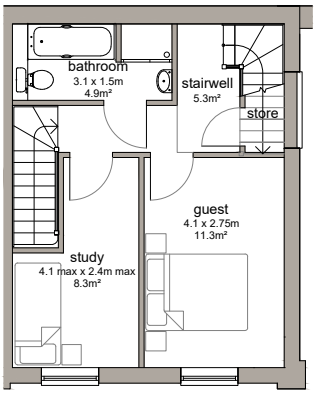
JAMES FRANCIS



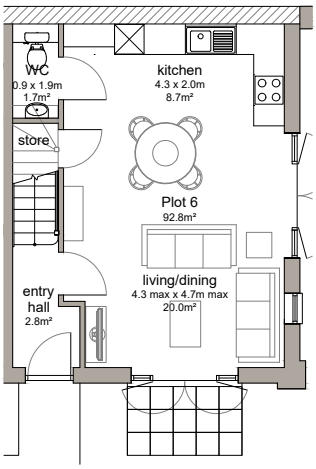
Second Floor Plan



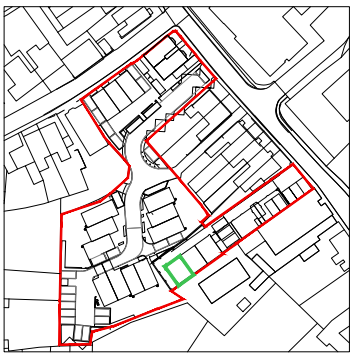
Front Elevation



First Floor Plan



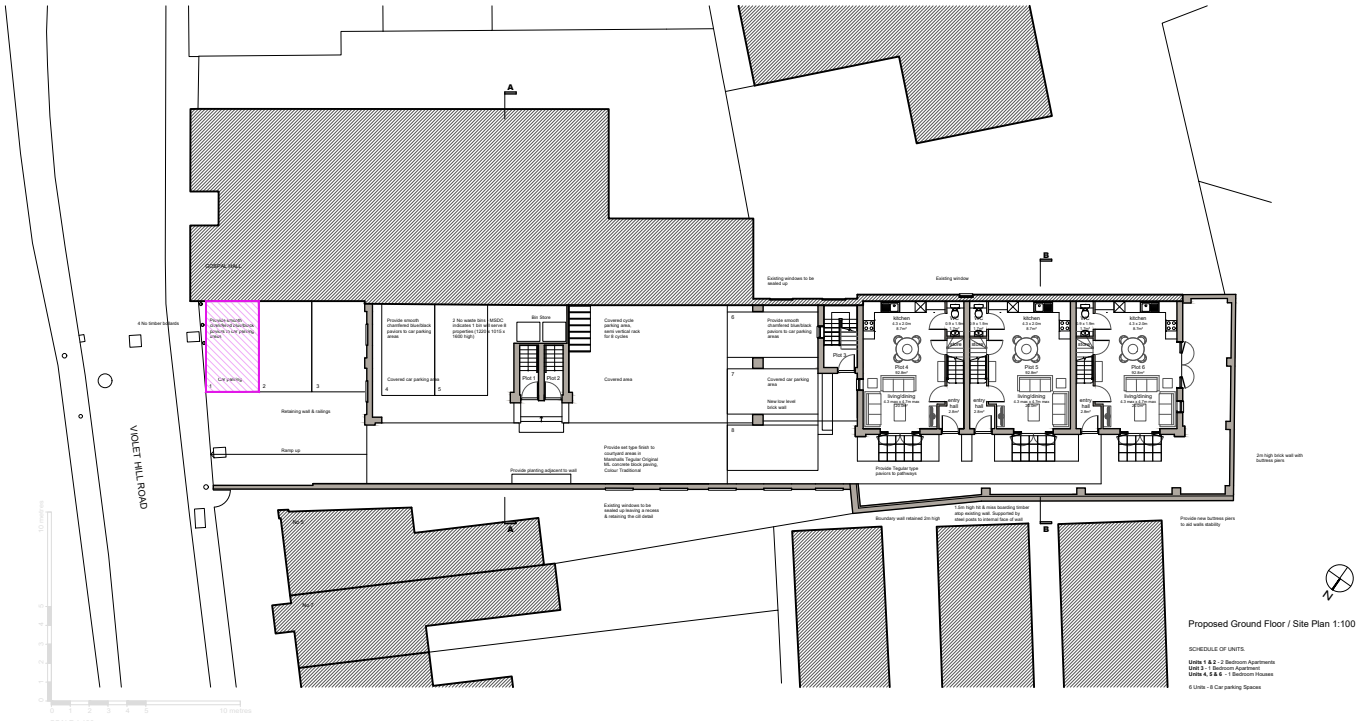
Ground Floor Plan



Key Plan

Chapel Mews - Current design
Plot 6

JAMES FRANCIS



Chapel Mews Site Plan showing location of possible additional parking bay highlighted in magenta

Extant planning permission provides 7 parking bays in total
Alternative plan shows possible location of 1 additional parking bays

JAMES FRANCIS



Ordnance Survey, (c) Crown Copyright 2010. All rights reserved. Licence number 100020449

CDM
CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2007
Designers Hazard Information for Construction
These notes refer specifically to the information shown on this drawing. Refer to Health & Safety Plan for further information.

1. If you do not fully understand the risks involved during the construction of the items indicated on this drawing ask your health & safety advisor or a member of the design team before proceeding.

Date	Rev.	Description	Drawn	Checked
02.03.2010	A	First issue	MS	-

barefoot & gilles
14 Glentworth Street, London NW1 5PP, Tel: 020 7258 3737
149-151 Anderson St, Chelmsford, Essex CM1 1LG, Tel: 01245 265555
11a Princes St, Ipswich, Suffolk IP1 1PU, Tel: 01473 257300
design@barefootgilles.com www.barefootgilles.com

Project	Proposed Redevelopment of Bradley Engineering Works Violet Hill Road, Stanmore
Client	Julian Bobbin
Drawing	Site Location Plan
Scale & Format	1:500 @ A3
Date	02-03-2010
BGA Drawing No.	1896 DE 10-01
Revision	A

DISCLAIMER
This drawing was prepared for the Client, Project & Site stated above and for the purpose set out in the Project Particulars.
Barefoot & Gilles accepts no responsibility whatsoever should the drawing be used by any other person, or any other site or for any other purpose than those stated.
This drawing is to be read in conjunction with all relevant drawings and specifications.
ALL RIGHTS RESERVED. USE TO BE LIMITED TO SITE AND PROJECT SPECIFIED ABOVE. NOT TO BE COPIED OR REPRODUCED IN ANY FORM WHATSOEVER WITHOUT THE EXPRESS PERMISSION OF BAREFOOT & GILLES LTD.

Childers Court Floor Plans

Development of 13 Town Houses

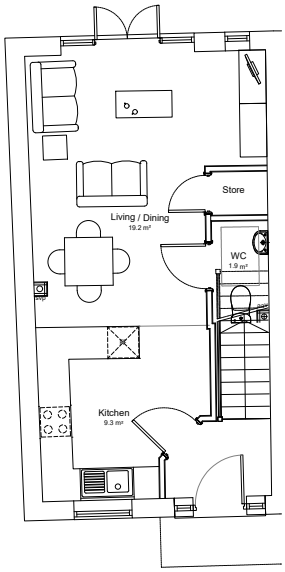
JAMES FRANCIS

Childers Court

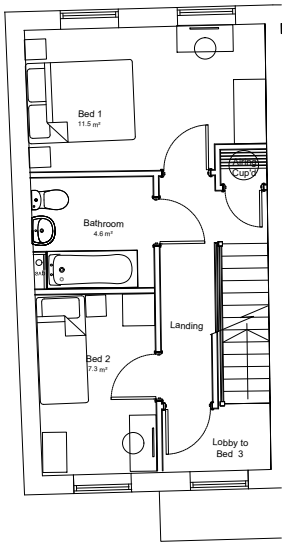




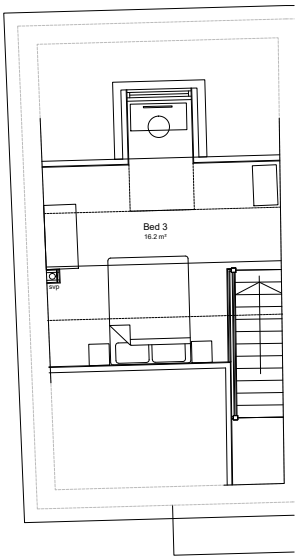
With planning approved for 13 Town Houses



Ground Floor Plan



First Floor Plan



Second Floor Plan



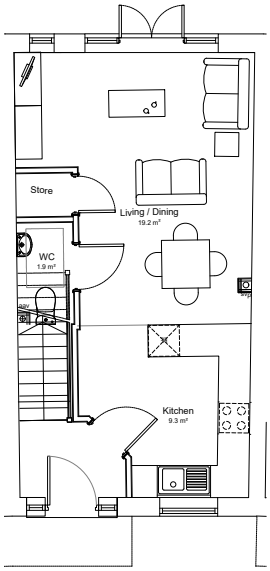
Front Elevation



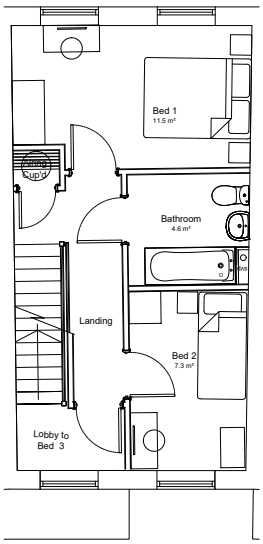
Key Plan

Childers Court - Current design
Plot 1

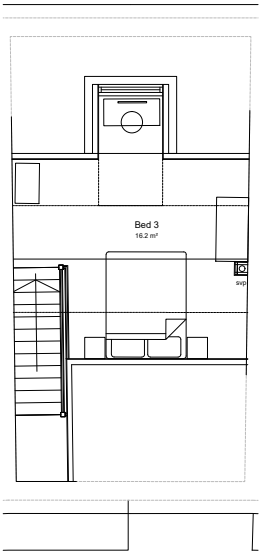
JAMES FRANCIS



Ground Floor Plan



First Floor Plan



Second Floor Plan



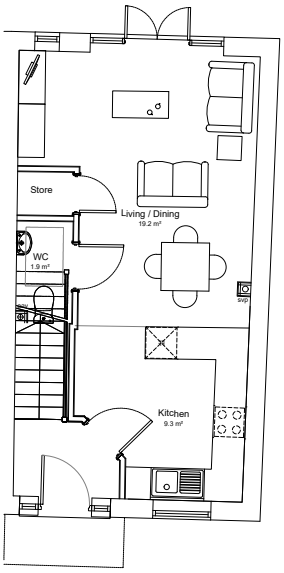
Front Elevation



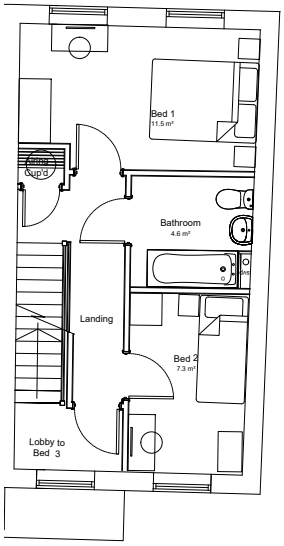
Key Plan

Childers Court - Current design
Plot 2

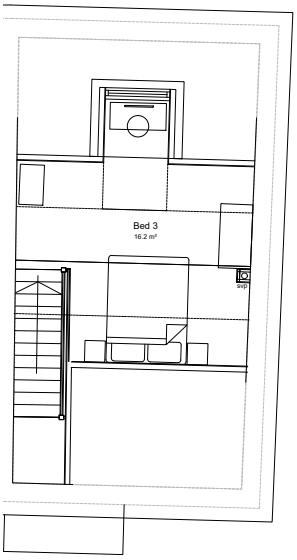
JAMES FRANCIS



Ground Floor Plan



First Floor Plan



Second Floor Plan



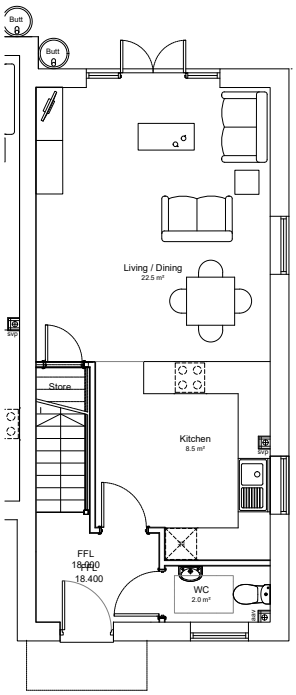
Front Elevation



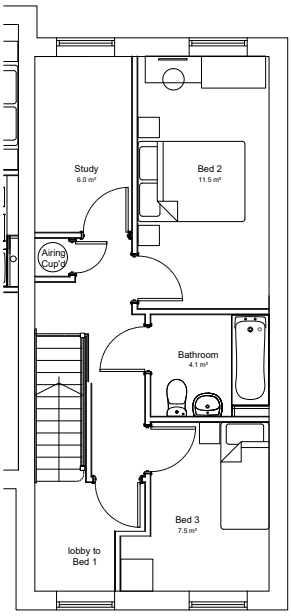
Key Plan

Childers Court - Current design
Plot 3

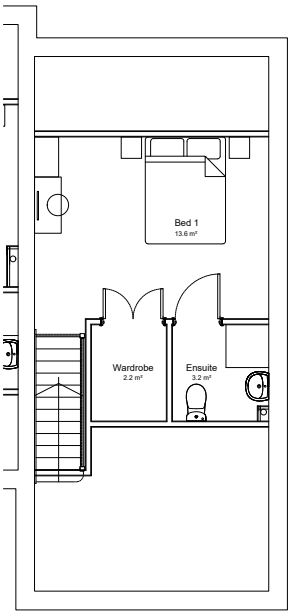
JAMES FRANCIS



Ground Floor Plan



First Floor Plan



Second Floor Plan



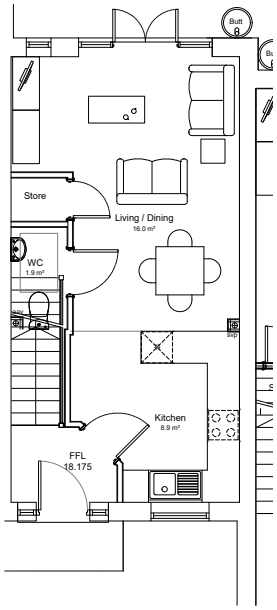
Front Elevation



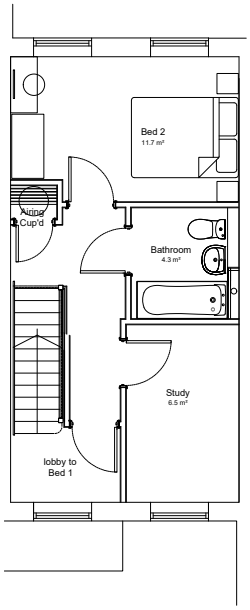
Key Plan

Childers Court - Current design
Plot 4

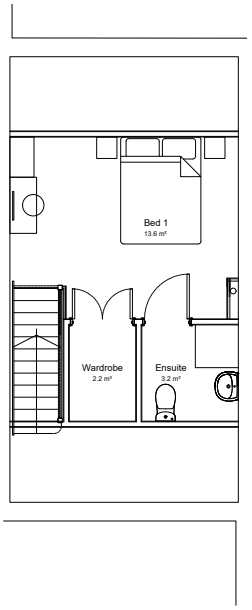
JAMES FRANCIS



Ground Floor Plan



First Floor Plan



Second Floor Plan



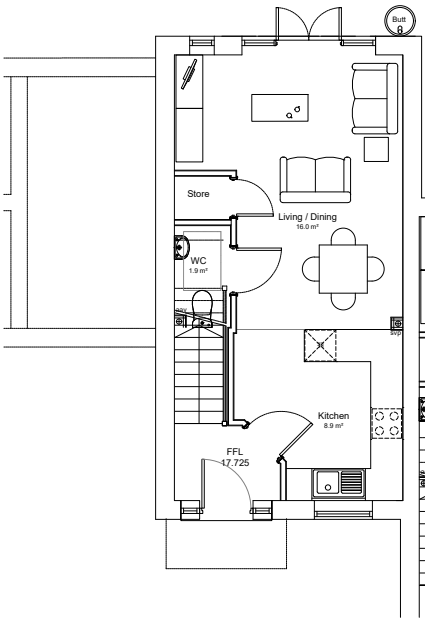
Front Elevation



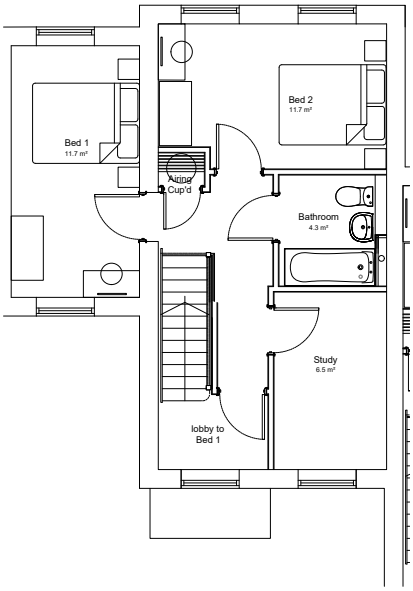
Key Plan

Childers Court - Current design
Plot 5

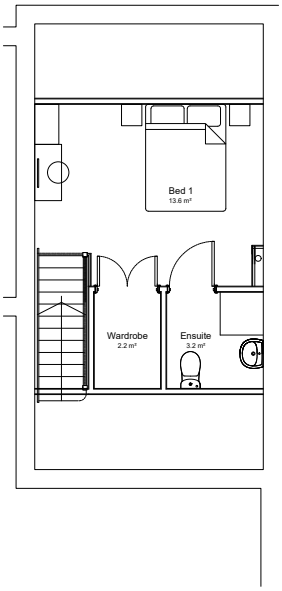
JAMES FRANCIS



Ground Floor Plan



First Floor Plan



Second Floor Plan



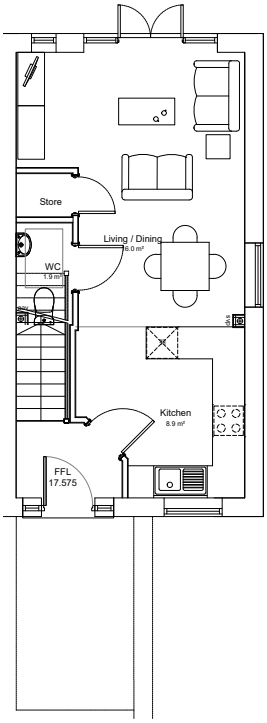
Front Elevation



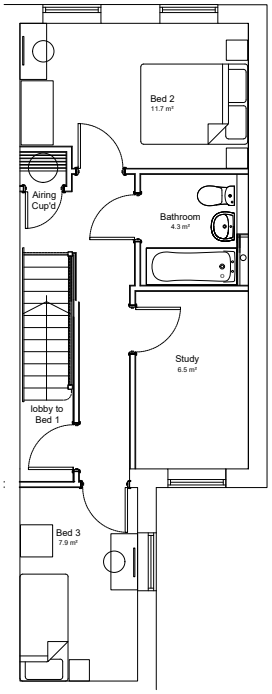
Key Plan

Childers Court - Current design
Plot 6

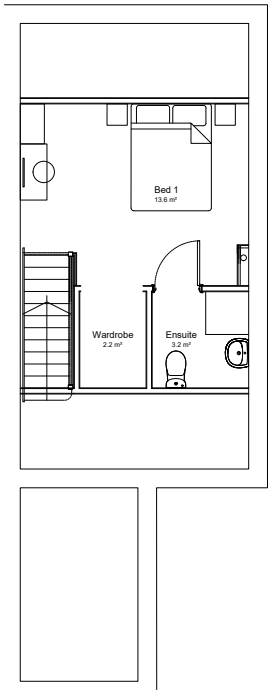
JAMES FRANCIS



Ground Floor Plan



First Floor Plan



Second Floor Plan



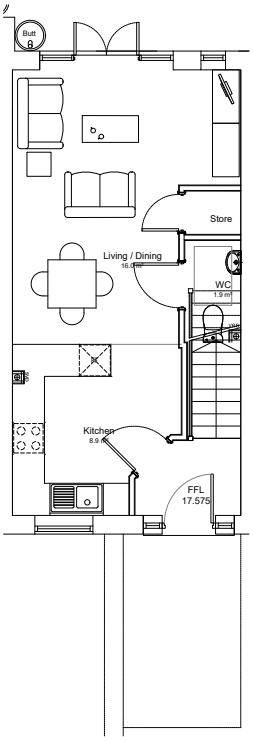
Front Elevation



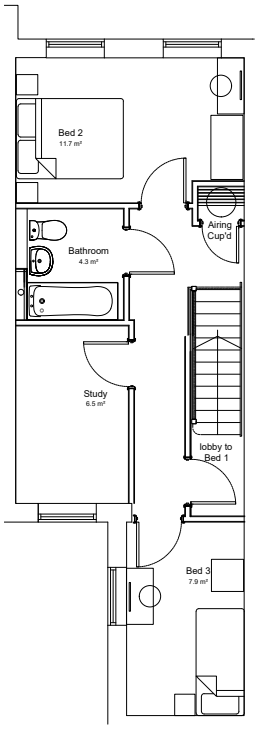
Key Plan

Childers Court - Current design
Plot 7

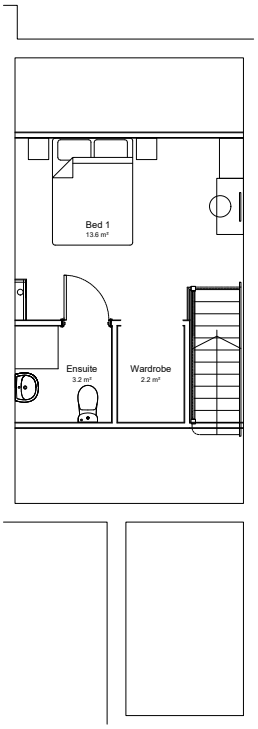
JAMES FRANCIS



Ground Floor Plan



First Floor Plan



Second Floor Plan



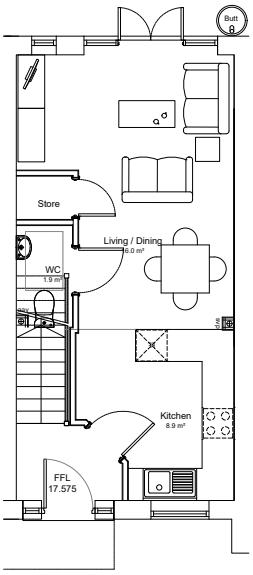
Front Elevation



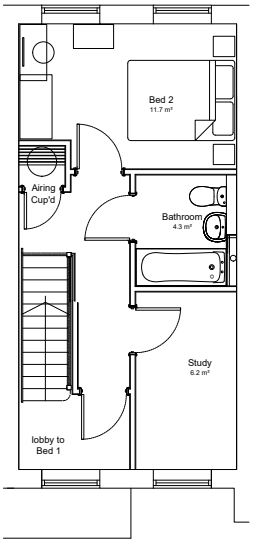
Key Plan

Childers Court - Current design
Plot 8

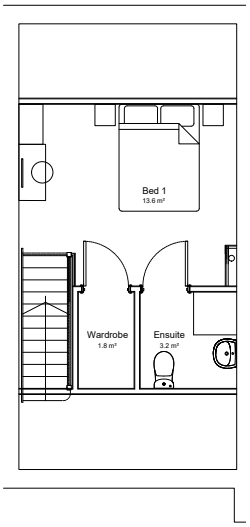
JAMES FRANCIS



Ground Floor Plan



First Floor Plan



Second Floor Plan



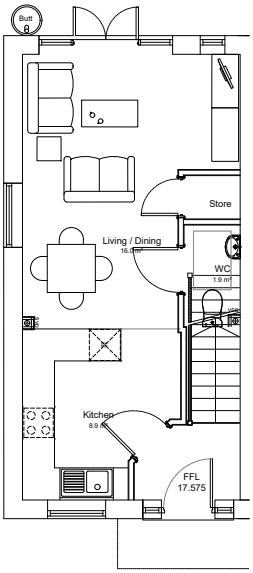
Front Elevation



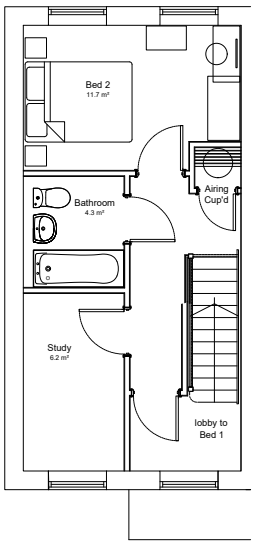
Key Plan

Childers Court - Current design
Plot 9

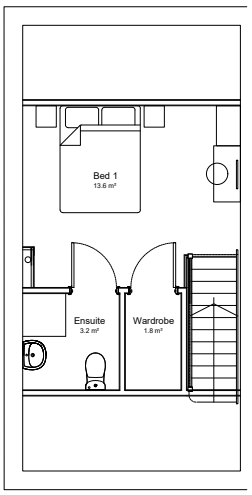
JAMES FRANCIS



Ground Floor Plan



First Floor Plan



Second Floor Plan



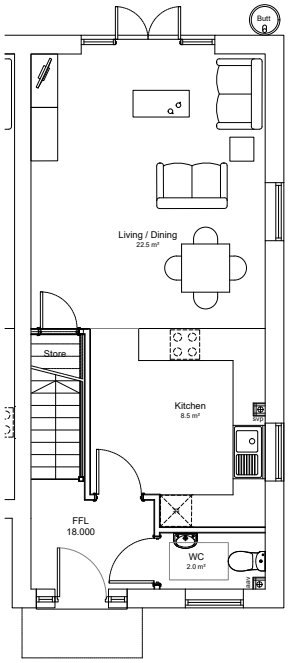
Front Elevation



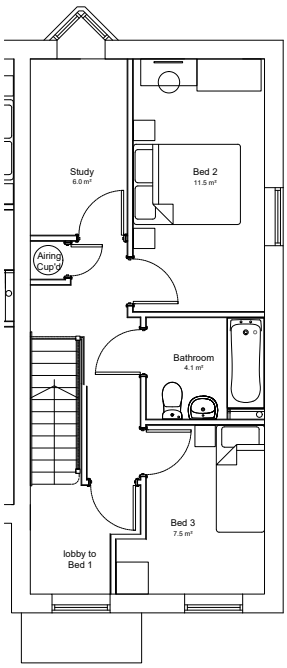
Key Plan

Childers Court - Current design
Plot 10

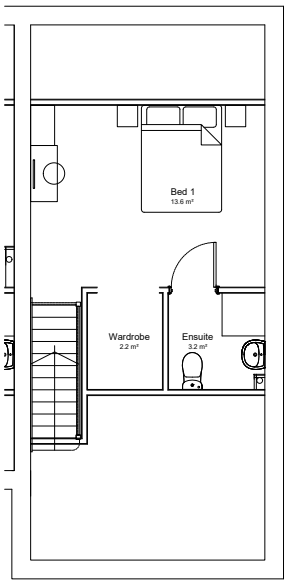
JAMES FRANCIS



Ground Floor Plan
Option Plans



First Floor Plan



Second Floor Plan



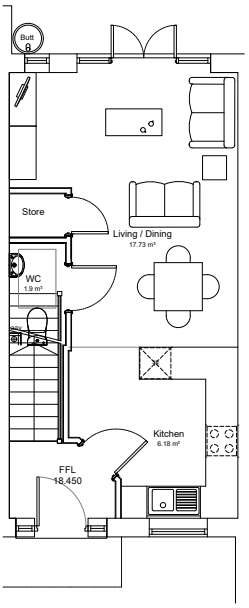
Front Elevation



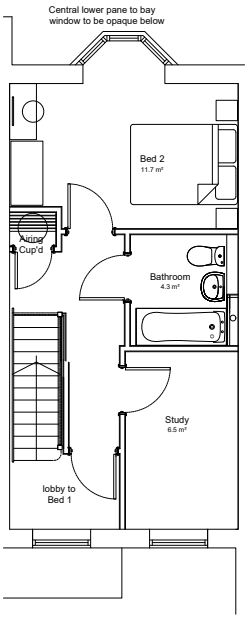
Key Plan

Childers Court - Current design
Plot 11

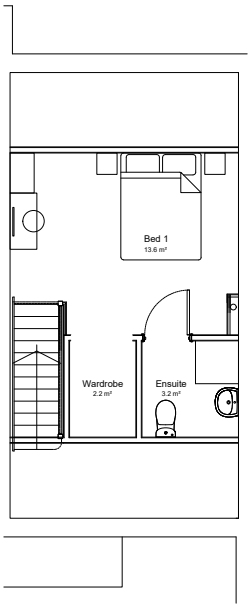
JAMES FRANCIS



Ground Floor Plan



First Floor Plan



Second Floor Plan



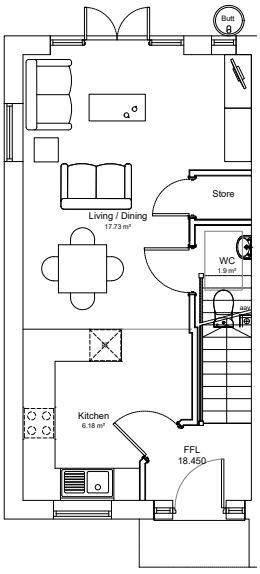
Front Elevation



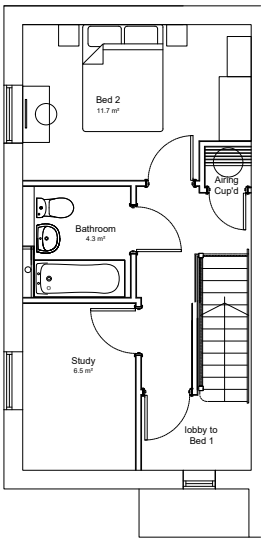
Key Plan

Childers Court - Current design
Plot 12

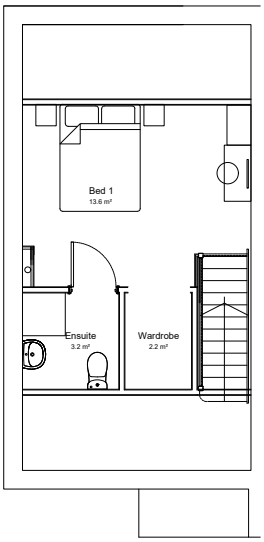
JAMES FRANCIS



Ground Floor Plan



First Floor Plan



Second Floor Plan



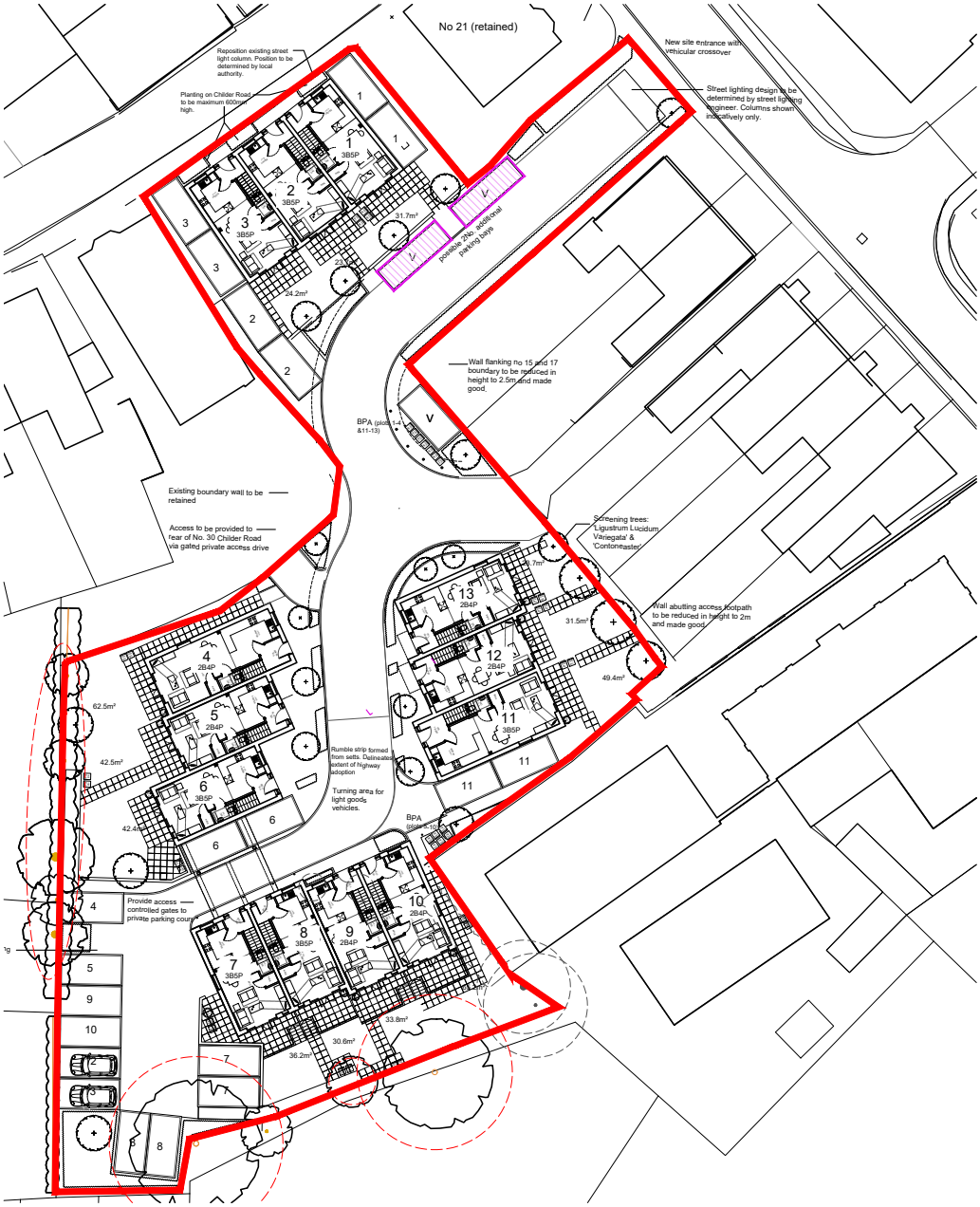
Front Elevation



Key Plan

Childers Court - Current design
Plot 13

JAMES FRANCIS



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 2 additional parking bays

JAMES FRANCIS

The Old Villa Floor Plans

Development of 3 Luxury Flats

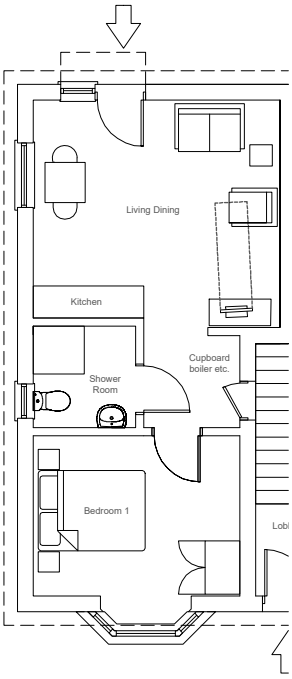


JAMES FRANCIS



The Old Villa

The Villa at 21 Violet Hill Road with planning approved for 3 Apartments, each with it's own entrance, parking and garden space.



Ground Floor Plan



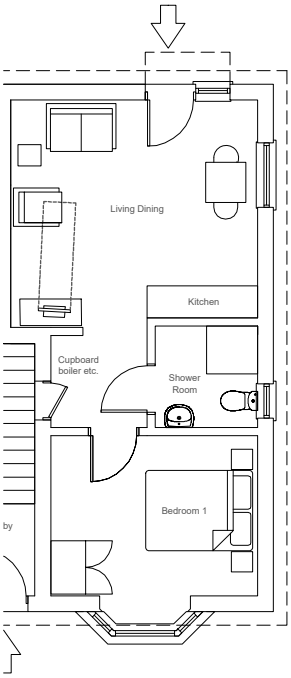
Front Elevation



Key Plan

Old Villas - Current design
Flat 1

JAMES FRANCIS



Ground Floor Plan



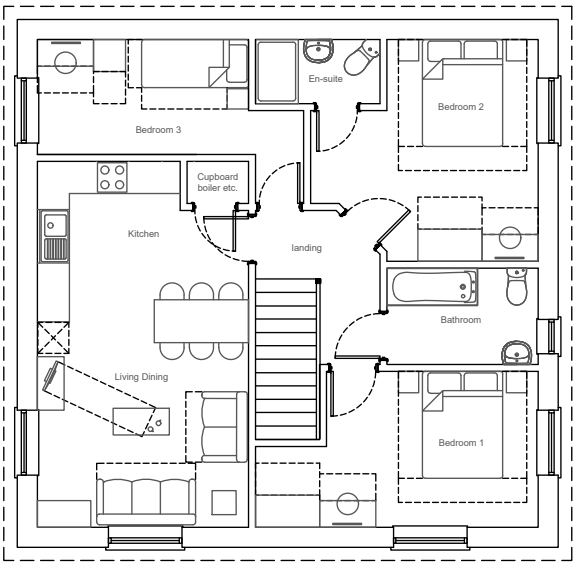
Front Elevation



Key Plan

Old Villas - Current design
Flat 2

JAMES FRANCIS



First Floor Plan



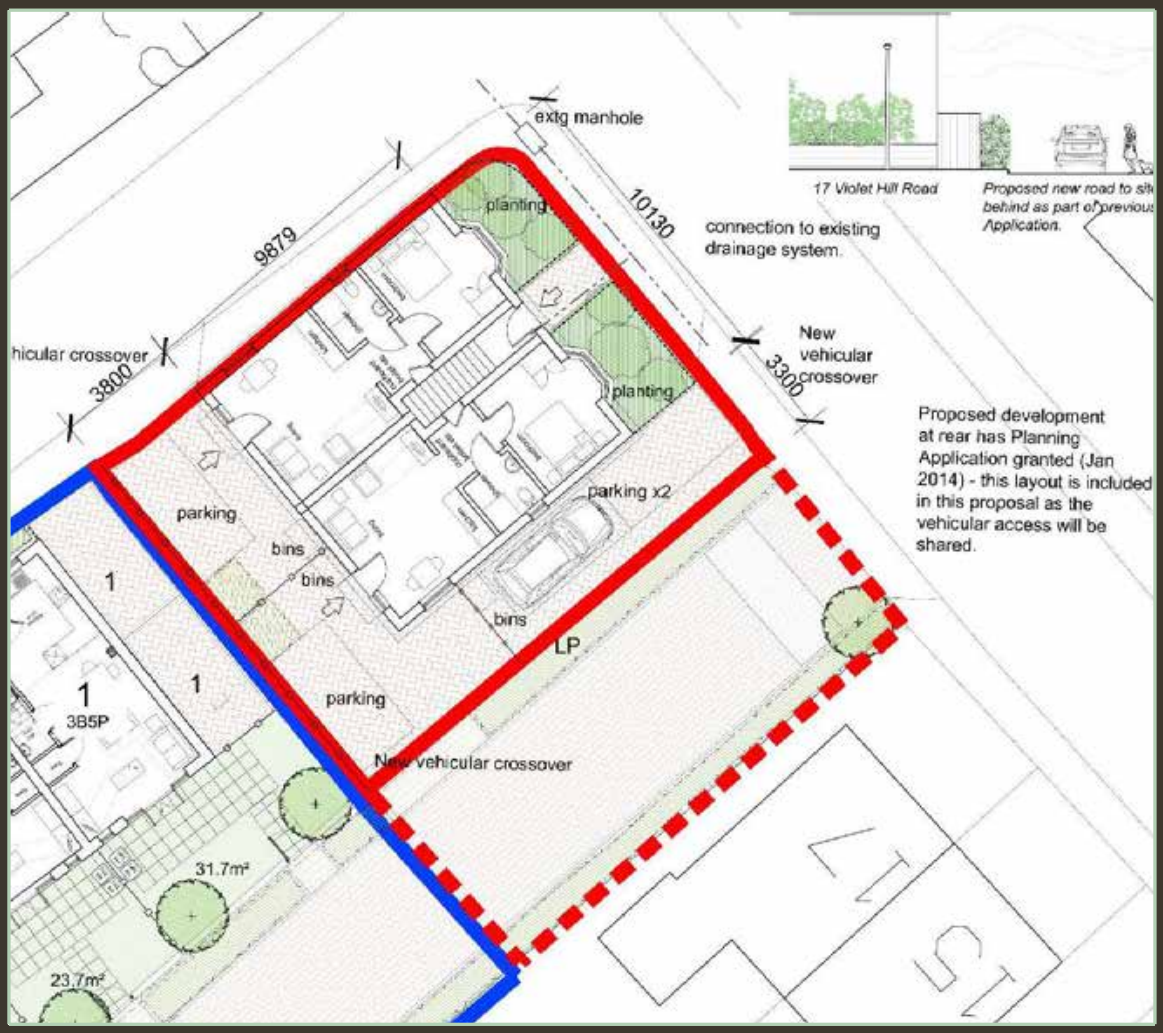
Front Elevation



Key Plan

Old Villas - Current design
Flat 3

JAMES FRANCIS



The Old Villa

- Ground Floor Apartments with own entrances & parking



JAMES FRANCIS

www.james-francis.co.uk