

REDEVELOPMENT OF 78-80 HIGH STREET

Hadleigh | Suffolk

Chapman Stickels

REDEVELOPMENT LAND TO THE REAR OF 78-80 HIGH STREET HADLEIGH, IP7 5EF

Ipswich – 9 miles
Colchester – 14 miles
Manningtree Station - 9 miles (London Liverpool Street from 56

A UNIQUE OPPORTUNITY TO BUILD TWO INDIVIDUAL, CONTEMPORARY APARTMENTS LOCATED IN THE VERY CENTRE OF HADLEIGH

The Property

The 282sq.m site occupies a prominent town centre location on the southern side of Magdalen Road, with an existing former outbuilding which is vacant and is to be partly demolished. The site is currently amenity land to 78-80 High Street which is to be retained as a mixed use premises.

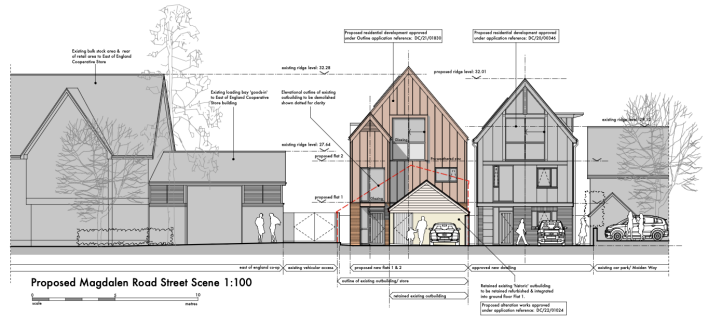
Planning

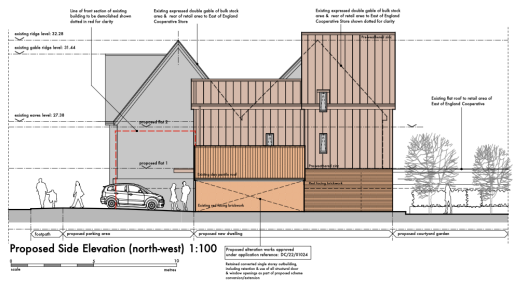
Outline planning consent was granted on the 21st February 2023 (under reference DC/21/01830) for the construction of two residential flats covering about 68.7sq.m (740sq.ft) and 66.4sq.m (715sq.ft) respectively.

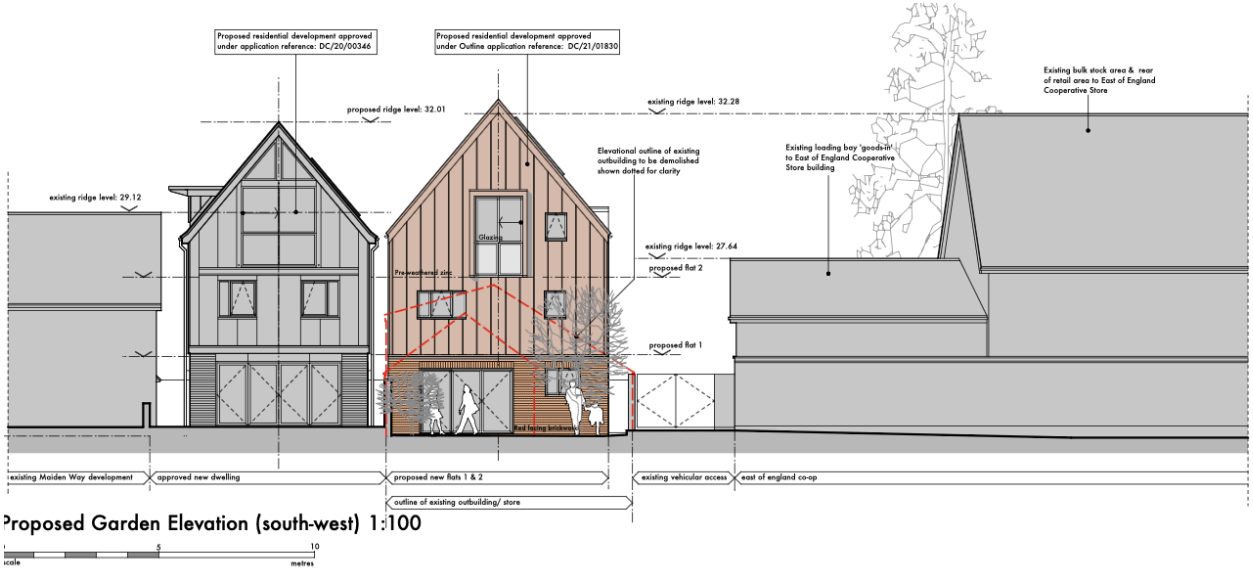
However, the approval of reserved matters was permitted on the 12th October 2026, and the development must commence no later than 12th October 2028.

The reserved matters notice with 17 conditions, supporting documentation and associated plans are available via the Babergh & Mid Suffolk's planning portal (www.babergh.gov.uk/planning/) under reference DC/26/00646.

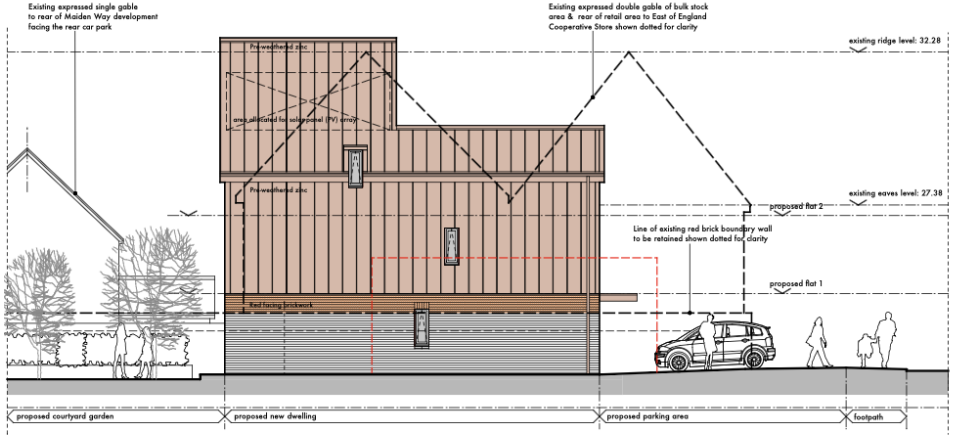
In accordance with the architect's plans, the marginally larger unit covers much of the ground floor (except the communal hallway area) giving access to the first and second floors, which comprises the second flat. Each unit will provide off road front parking via Magdalen Road, internal storage facilities and south-west facing gardens.







Proposed Garden Elevation (south-west) 1:100



Proposed Side Elevation (south-east) 1:100

RESERVED MATTERS APPLICATION
Refer Outline Application: DC/21/01830 & DC/22/01024LBC

For full survey information refer Topographic survey by:
A & B Surveys Drawing ref: LS5706/1

project
Proposed Dwellings, Land to the rear of 78-80 High Street, Hadleigh, Suffolk. IP7 6DR
For: Mr Charles Partridge

drawing
Proposed Site Layout/ Elevations

project no. 0120
drawing no. 02 G
scale 1:100 @
date Feb 2

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Location

The site is conveniently located in the town centre. Hadleigh is a very popular historic market town situated about 9 miles from Ipswich, 9 miles from Manningtree and about 14 miles from Colchester – all having main line services for London's Liverpool Street station. The bustling town centre offers a wide range of local amenities including restaurants, pubs, sports facilities and a wide selection of shops.

Community Infrastructure Levy (CIL Liability)

A CIL payment of £18,124 would apply. This is based on a charge of £90 per sq.m of the entire proposed floor area (including common areas) which totals 197sq.m).

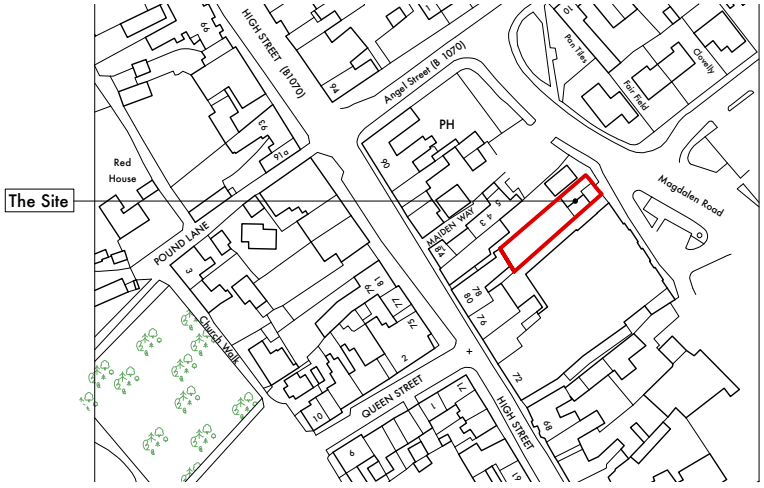
Purchasers' Obligations and Considerations

The discharge of all planning conditions and any unilateral undertakings

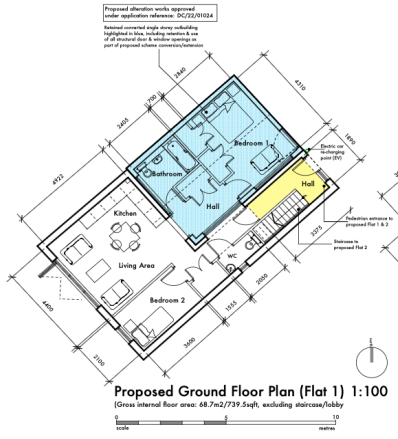
Partial demolition and the appropriate disposal of the existing outbuilding as fully described in the architects Design & Access Statement and accompanying heritage report. The rudimentary structure is not listed but is situated within the designated Hadleigh Conservation Area.

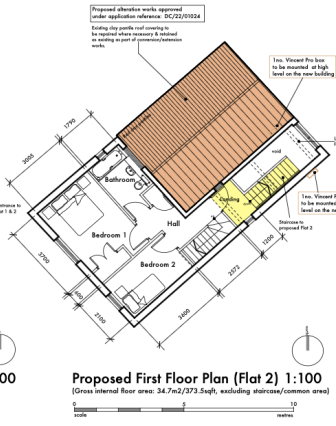
Connection to services

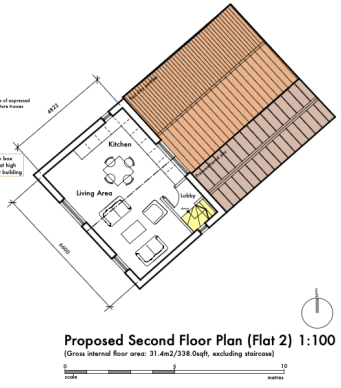
The adopted highway to the northeast (Magdalen Road) gives seemingly straightforward connections to mains water and electricity.

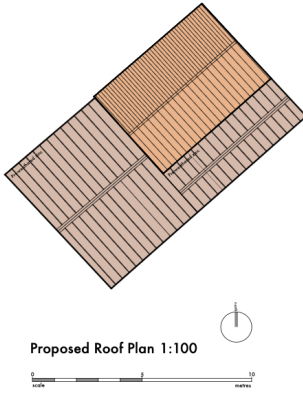


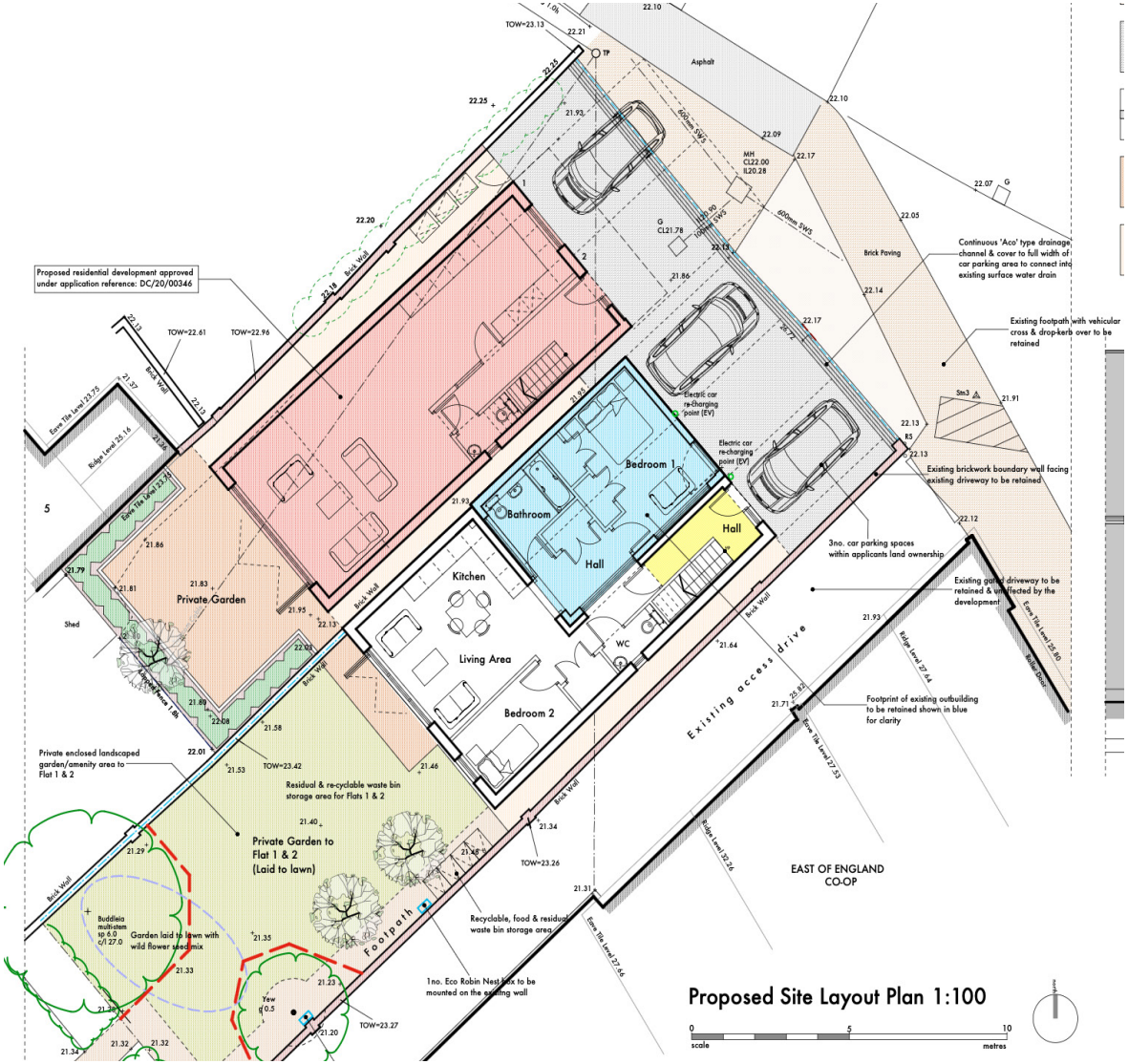
















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The Property Ombudsman

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PrimeLocation.com

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