

Residential Development Opportunity

Land to the West of Humber Doucy Lane (School Field), Ipswich

Freehold For Sale



- Greenfield site north east of Ipswich
- Site allocated for residential development (ISPA4.1)
- Total site area of approximately 1.02 Hectares (2.52 Acres)
- Unconditional Offers invited

Savills Chelmsford
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savills.co.uk



Site location



Approximate distances from Humber Doucy Lane:

Central Ipswich – 2 miles (4 km), train station 3 miles (4 km)

Norwich – 38 miles (62 km)

Colchester – 18 miles (29 km)

Cambridge – 46 miles (74 km)

Chelmsford – 39 miles (62 km)

London Stansted Airport – 43 miles (69 km)

Central London – 67 miles (108 km)

Important Notice

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Site Plan



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Location

Ipswich has a population of approximately 136,000 and continues to expand. In terms of communications, it is well placed for commuting to London, with regular services to Norwich, Lowestoft, Peterborough, and Cambridge.

Humber Doucy Lane is situated approximately 4 km to the northeast of Ipswich Town Centre. The Site is surrounded to the north and south by residential, to the west Greshams sports club playing fields and to the east is Westerfield residential care home.

Site Description

The Site is located to the west of Humber Doucy Lane and is approximately 1.02 ha (2.52 acres). The site was previously used for agricultural purposes.

Planning

The Site is located within the Ipswich Borough Council settlement boundary.

The Site is identified within the Ipswich Borough Council Local Plan as a residential allocation. The Site is identified on the policy map as part of ISPA4.1 which collectively extends to 23.28 hectares (57.5 acres) over multiple land parcels of which this is one.

The subject property comprises part of the aforementioned allocated land, and is estimated to accommodate up to 10 dwellings.

No planning application has been submitted on behalf of the site.

Utilities and Services

We have not been able to confirm whether mains gas, water, electricity, drainage and telecommunications are available to the property. However, the property abuts the public highway and we note that the area surrounding the property is residential. As a result, we assume that these services are available.

Community Infrastructure Levy

Community Infrastructure Levy is not currently payable in the Ipswich District.

Existing Wayleaves, Tenancy Easements and Rights of Way

The Site will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether or not mentioned in these particulars.

Viewing

Viewing should be arranged by prior appointment with Savills.

Prospective purchasers should note that Savills take no responsibility for any injury or accident at the site. Viewers visit the site at their own risk.

VAT

This land will not be applicable for VAT.

Method of Sale

The Site is being marketed by way of an informal tender process, with offers invited on an unconditional basis.

The deadline for bids is midday on **16 February 2023**. Offers are to be sent via email or in writing to:

Thomas Higgins
Savills
Parkview House
Victoria Road South
Chelmsford,
Essex CM1 1BT

In submitting offers, parties should provide sufficient information to allow the vendor to assess the nature of the proposal and the level of due diligence undertaken.

The vendors are not bound to accept the highest or indeed any offer and may withdraw the property from the market at any time.

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Grace Forster
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