

# LAND AT IPSWICH SPORTS CLUB

Henley Road, Ipswich IP1 4NJ



## Key Highlights

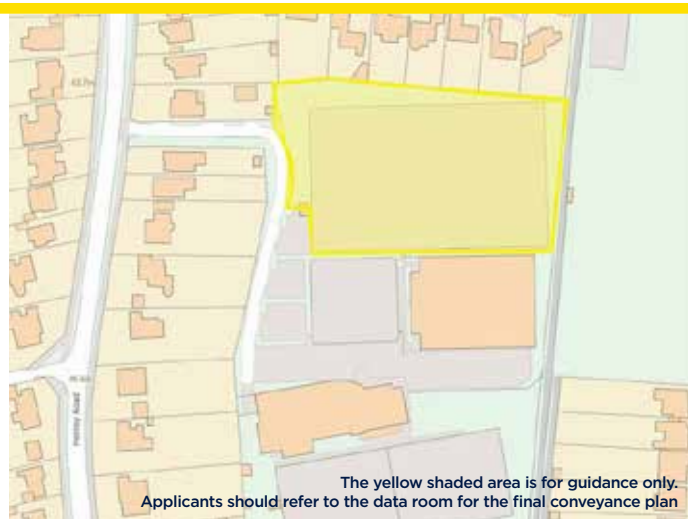
- Development opportunity in the desirable Henley Road area of Ipswich.
- Total site area of approximately 2.17 acres (0.88 Ha).
- Detailed planning consent for 28 contemporary styled dwellings.
- Approx ½ mile north of Christchurch Park.
- 2½ miles from Ipswich Railway Station.

SAVILLS CHELMSFORD  
Parkview House,  
Victoria Road South CM1 1BT

**+44 (0) 1245 269 311**

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## Approximate distances from Ipswich

Felixstowe – 12 miles (19.31 km)

Colchester – 18 miles (28.97 km)

Bury St Edmunds – 26 miles (41.84 km)

Stansted Airport – 49 miles (78.86 km)

Central London – 82 miles (131.97 km)

## Location

The site is located in north Ipswich, approximately 1 mile from the town centre. Ipswich is the county town of Suffolk, located on the estuary of the River Orwell. The town has a population of 133,384 (2011 census), however it has a primary catchment population of approximately 386,000.

Other nearby towns include the major shipping port of Felixstowe approx.12 miles to the south east and Colchester 18 miles to the south west. Popular coastal towns of Ardeburgh, Southwold and Orford are a short distance away and easily accessed to the north east.

Ipswich train station is approximately 2.5 miles to the south of the site, and provides regular intercity services to London Liverpool Street, and Norwich. Fastest journey time to the capital is approx. 64 mins making Ipswich a popular commuter location.

The A12 and A14 trunk road intersect approximately 4 miles to the south of the site providing road access to Essex and London to the south via A12, and to Bury St Edmunds, Cambridge and the midlands to the west via the A14.

## Site Description

The rectangular site is level and extends to approximately 2.17 acres. Access to public highway is via the Club's private roadway onto Henley Road to the west.

The site is currently used as a synthetic turf hockey pitch situated adjacent and to the north of the Ipswich Sports Club facility. Other adjacent uses are mainly established housing to the north and west and other playing fields to the east.

## Accommodation

QTY	TYPE	SQ M	SQ FT	TOTAL SQ FT
9	4 Bed Terraced House	126.0	1,356	12,204
4	3 bed Semi Detached House	93.0	1,001	4,004
7	2 bed Semi Detached House	80.0	861	6,027
2	3 Bed Detached House	93.0	1,001	2,002
6	1 bed flat	55.0	592	3,552
<b>TOTAL</b>			<b>4,811</b>	<b>27,789</b>

The section 106 agreement specifies that 5 units will be designated affordable units leaving 23 private dwellings.

## 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

## Planning

The site benefits from a full planning consent for "Demolition of fencing, associated structures and redundant synthetic turf hockey pitch, the erection of 28 dwellings and associated residential car parking spaces, additional sports club car parking spaces and alterations to site access" under Ipswich Borough Council planning reference IP/16/00987/FUL. The consent is subject to 18 conditions, including the widening and upgrading of the existing access road, and provision of visitor parking spaces for the sports club.

Details can be found on the dataroom which can be accessed at:

<https://savillsglobal.box.com/s/7brfxzlx6wzz6cnes1wuck4yc2x6g7o>

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## Section 106 Agreement

The planning consent is subject a s106 agreement dated 16 September 2018 which provides for the following contributions to be made by the developer:

Contribution	£
Pre-school Education	£18,273
Library	£448
Integrated Transport	£1,500
Sports & Recreational Facilities	£83,000
Sports & Recreation Maintenance	£67,000
<b>Total</b>	<b>£170,221</b>

Furthermore 5 of the dwellings are to be provided as affordable units, 4 of which will be affordable rent and one of intermediate/shared ownership. This leaves 23 private units for open market sale.

## Existing Wayleaves, 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.

## Tenure and Possession

The site is available for sale on a freehold basis.

Full access rights will be granted over the private roadway linking the site to the public highway, and a licence to undertake the improvement works specified in the planning consent will be granted.

Further details are available on application.

## VAT

VAT Exempt.



## Method of Sale

The property is being marketed by way of informal tender, and the deadline for bids is midday on Friday 31st July 2020.

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.

Preference is for unconditional proposals but all offers will be considered. Offers are to be sent via email or in writing to:

Tony Lockwood

Savills, Parkview House, Victoria Road South, Chelmsford, Essex CM1 1NG

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

## Contact

### Tony Lockwood

+44 (0) 1245 293263  
tlockwood@savills.com

### Katie Collins

+44 (0) 1245 293245  
katie.collins@savills.com

### Max Turner

+44 (0) 1473 234 826  
mturner@savills.com

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