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SITE AT NORWICH ROAD, Barham, Suffolk, IP6 0TD

- Land with Full Planning Permission for 10 dwellings
- 1.12 hectares (2.77 acres)
- For Sale by Private Treaty

SITE AT NORWICH ROAD, Barham, Suffolk, IP6 0TD

LOCATION & SITUATION

This residential development site is located in the village of Barham. The site is well positioned for good access to the A14 and Ipswich as well as the local shops and services in Claydon. Barham lies approximately 5 miles south of Needham Market, 6 miles north of Ipswich, 10 miles south of Stowmarket and 23 miles south east of Bury St Edmunds. There are main line train services from Needham Market direct to London Liverpool Street, approx. 90 minutes travel time.

DESCRIPTION

The development site extends to approximately 1.12 hectares (2.77 acres) and is shown on the Sale Plan. Access to the site is off Norwich Road.

TOWN AND COUNTRY PLANNING

The site has recently received full planning permission for the residential development of 10 dwellings including access, car parking, open space, landscaping etc. as per Mid Suffolk District Council's application Reference No: 0928/17.and DC/18/02758. The latter relates to variation of conditions. The plans and consultants' reports can be viewed on the Councils website link –

<https://planning.baberghmidsuffolk.gov.uk/online-applications/search.do?action=simple&searchType=Application>

OUTGOINGS

The buyer will be liable to pay £134,332.82 of Community Infrastructure Levy (CIL), on the commencement of development of planning permission No 0928/17.

SCHEDULE OF HOUSE AREAS

LAND AT NORWICH ROAD, SCHEDULE OF SQ FT				
TYPE	NO	SQ FT	M²	TOTAL SQ FT
Market Housing				
A	2	1,363	126.60	2,725
B	2	1,085	100.79	2,170
C	2	1,025	95.18	2,049
D	4	913	84.83	3,652
Totals	10			10,597

METHOD OF SALE

For sale by private treaty

EXCHANGE OF CONTRACTS AND COMPLETION

Exchange of contracts will take place 21 days after receipt by the Purchaser's Solicitor of the draft contract. Completion will be 21 days thereafter.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing obligations and rights, including rights of way whether public or private, light, support, drainage, water and electricity supplies and all other rights, easements, quasi-easements, and all wayleaves whether referred to in these Particulars or not. In particular please note the following: -

1. A neighbouring owner to the west of the site has a right of way along the northern boundary of the property being sold for all purposes at all times.

SERVICES

Mains Water and Electricity are available in the Norwich Road. Foul drainage is planned to join the public sewer at the northern end of Weavers Way. Surface water is to drain into the ditch on the northern boundary.

OVERAGE CLAUSE

The property will be sold with an overage whereby the Vendors reserve the right to receive a further payment if a more valuable planning permission is obtained prior to development of the site. Prospective purchasers should indicate how much they are prepared to pay for each additional square foot of market housing in addition to their bid price.

ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and an address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

VAT

The vendors have opted to tax the land being sold therefore VAT will be charged on the sale price.

USEFUL ADDRESSES

Babergh and Mid Suffolk District Councils
Endeavour House, 8 Russell Road, Ipswich, IP1 2BX
T: 0300 123 4000

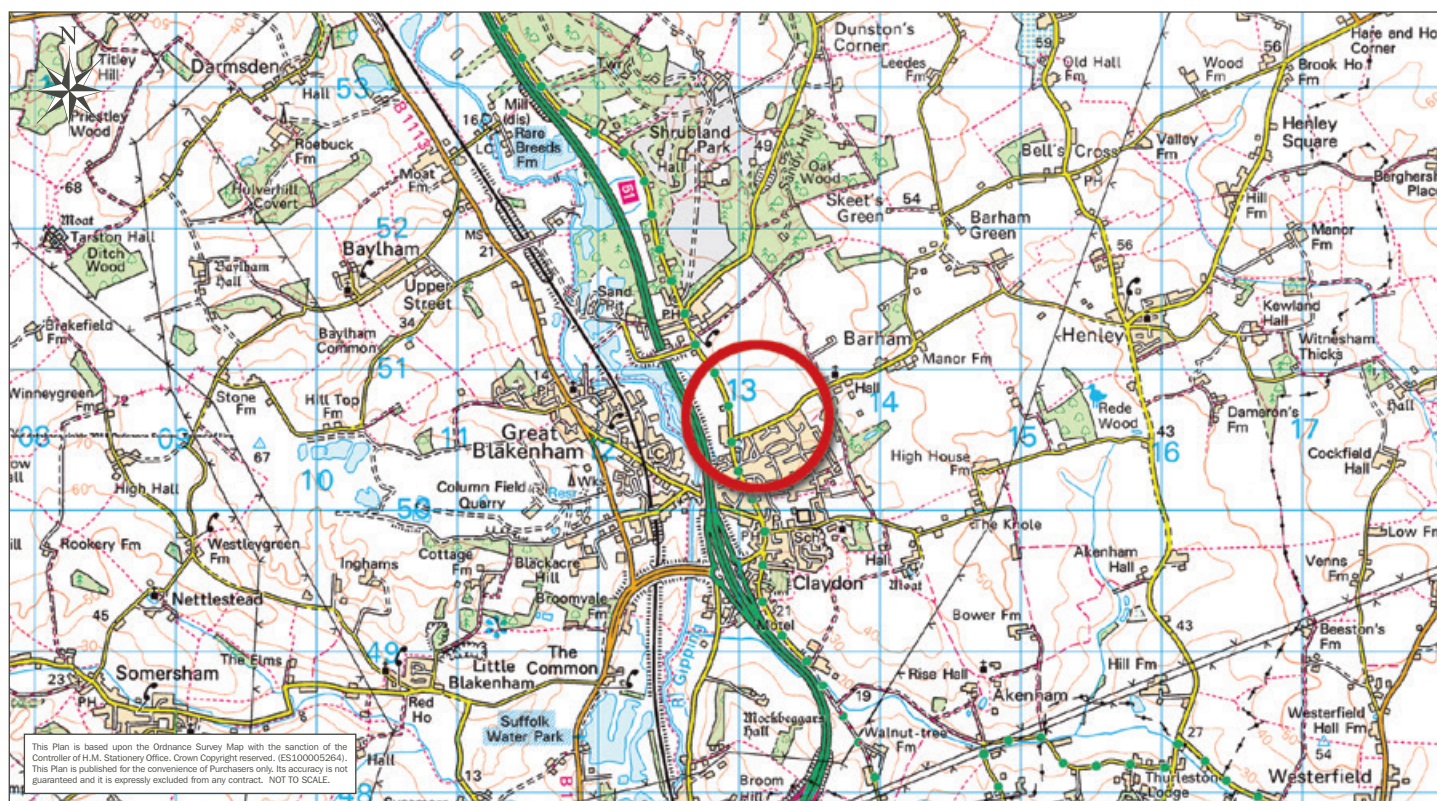
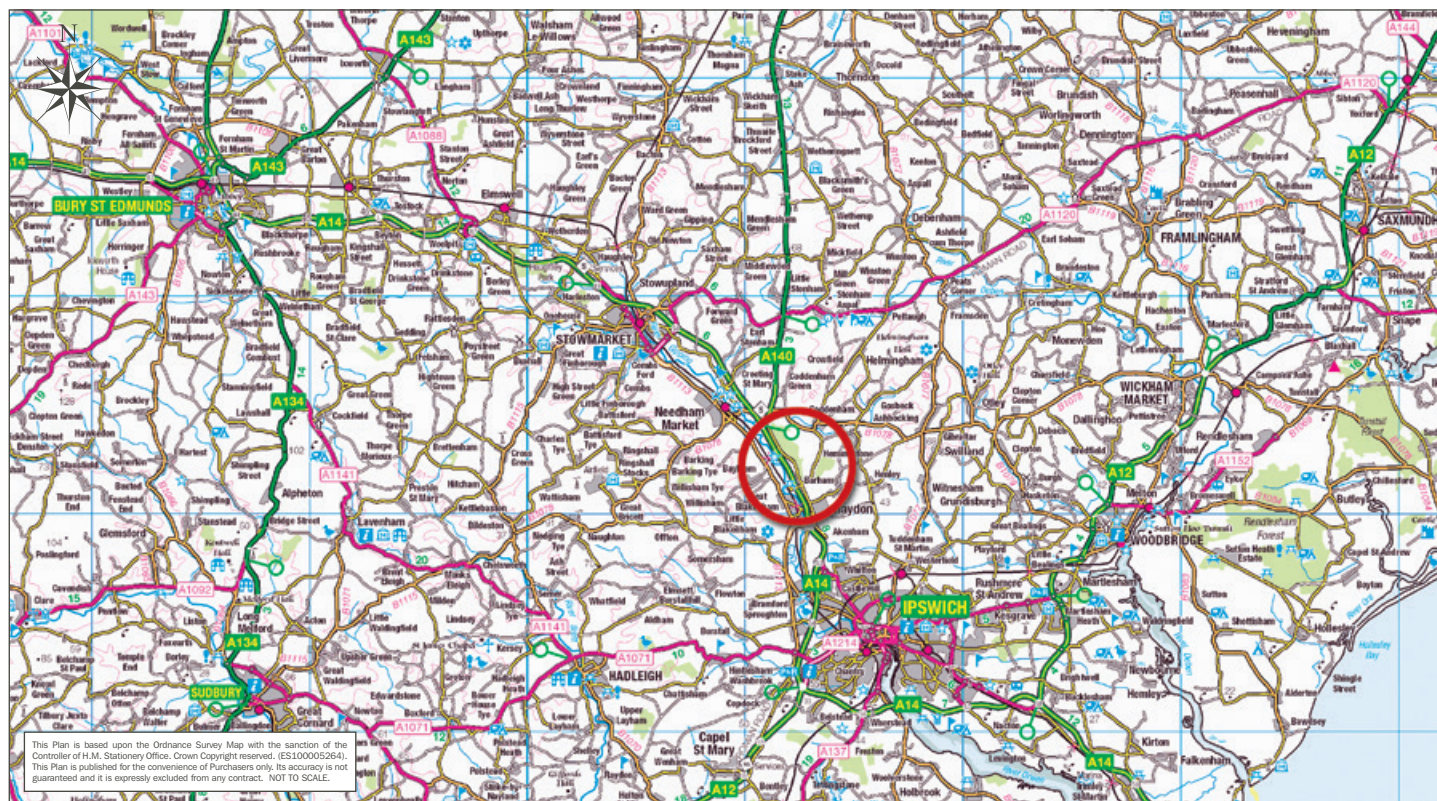
Suffolk Country Council
Endeavour House, 8 Russell Road, Ipswich, IP1 2BX
T: 0345 606 6067

VIEWINGS

Strictly by appointment with Brown & Co. Please contact Robert Fairey on 01284 731450, Email: robert.fairey@brown-co.com.

LAYOUT PLAN





IMPORTANT NOTICES Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. Any person inspecting the property does so entirely at their own risk. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in January 2019.