



**BNP PARIBAS
REAL ESTATE**

| Real Estate for a changing world

FREEHOLD DEVELOPMENT OPPORTUNITY

(Subject to Planning)

LAND ON TAYFEN ROAD,
BURY ST EDMUNDS,
SUFFOLK
IP32 6AD



Indicative purposes only (March 2021)

On behalf of:



**BNP PARIBAS
REAL ESTATE**

April 2021

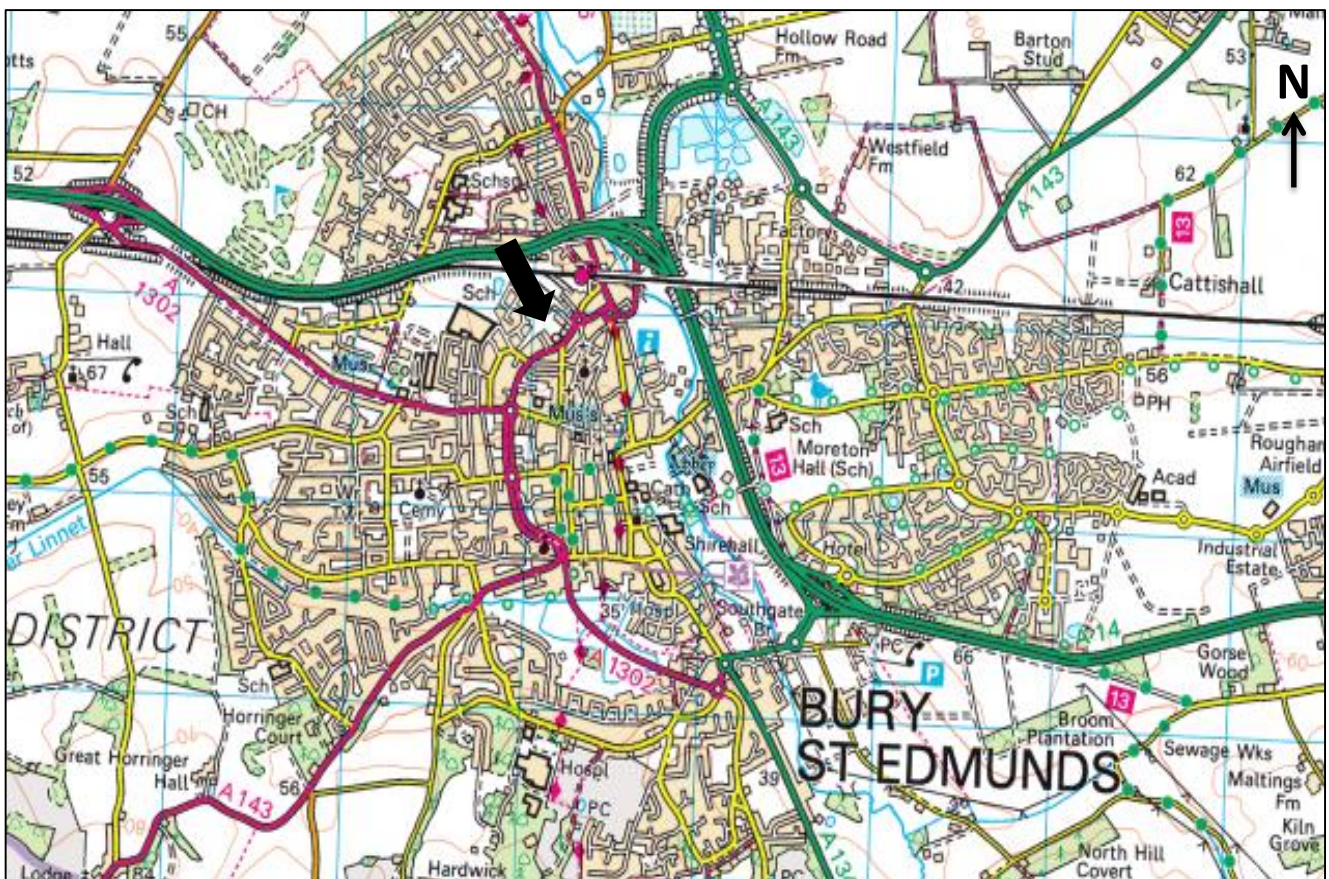
nationalgrid

Tayfen Road, Bury St Edmunds, IP32 6AD

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OVERVIEW

- 1.17 hectare (2.89 acre) brownfield site benefitting from Vacant Possession
- Situated on the north west side of Tayfen Road (A1302)
- The Site comprises a former gas works and currently is a mixture of hardstanding and areas of overgrown vegetation
- The Site is predominantly flat and irregular in shape with the concrete gasholder base situated in the south western corner
- Located approximately 30 miles (48 km) east of Cambridge along the A14 and approximately 30 miles (48 km) north west of Ipswich
- The Site is accessed directly off Tayfen Road, via a set of two hinged gates along the south eastern site boundary
- The surrounding land use is a mix of residential and other commercial uses. A new residential development scheme by Weston Homes Plc borders the Site to the north and west
- An area of operational land to the eastern corner of the Site, owned by Cadent Gas Ltd is excluded from the land to be sold
- Best offers for the freehold interest are invited by 12 noon Friday 4th June 2021



Source: Bing Maps – Not to Scale

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LOCATION / DESCRIPTION

The Site is located in Bury St Edmunds, a town in Suffolk and within the jurisdiction of West Suffolk Council.

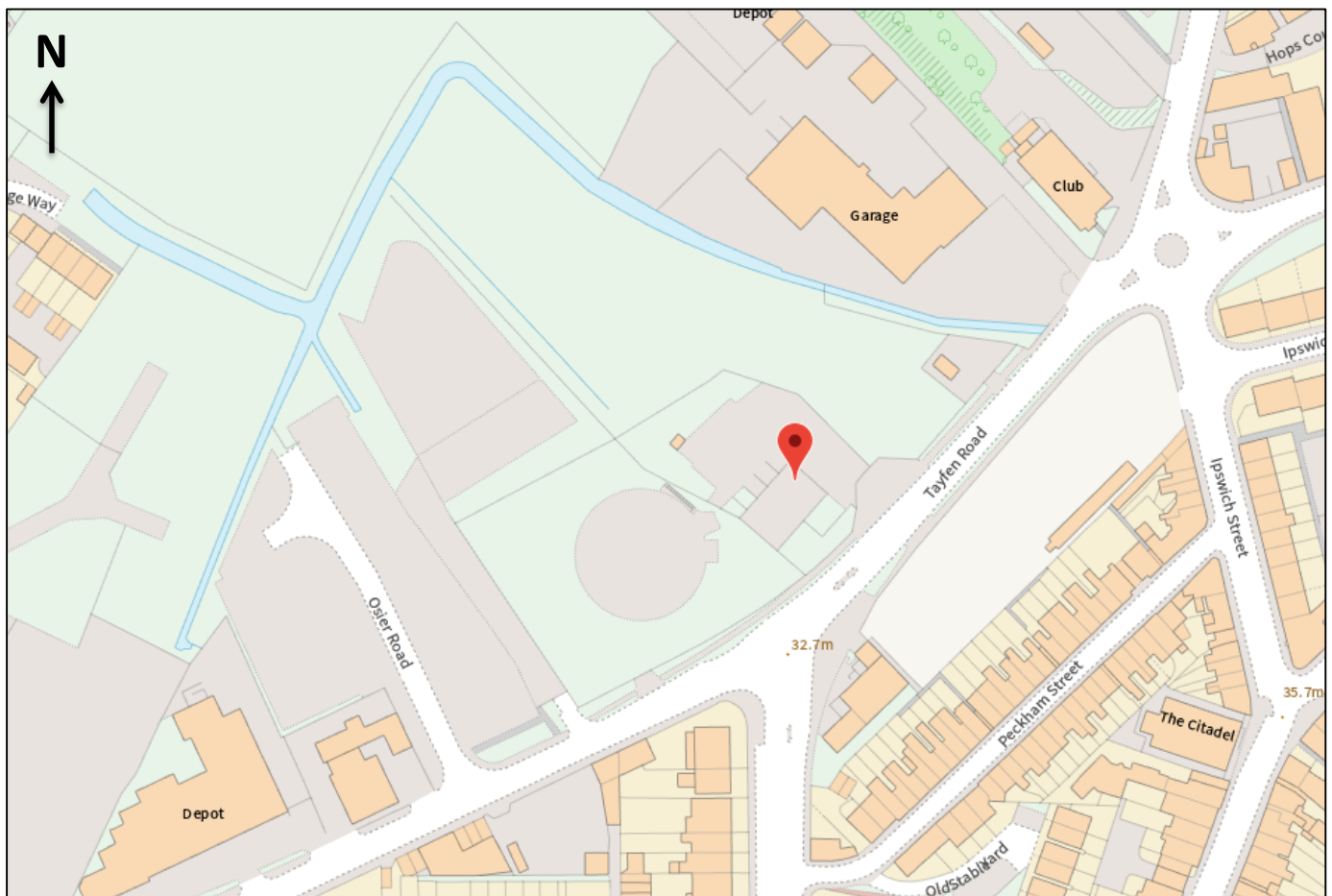
The Site extends to an area of approximately 1.17 hectares (2.89 acres) and is irregular in shape. The Site currently comprises a mixture of hardstanding and areas of overgrown vegetation.

Entrance to the Site is via a prominent access directly off the north west side of Tayfen Road. The Site is currently divided by a fence into two distinct compounds.

The Site is bordered to the immediate north and west by the residential development known as 'Tayfields' by Weston Homes Plc.

The Site is situated towards the northern end of the Town Centre, in close proximity to Junction 43 of the A14. The surrounding land use is predominantly a mix of residential and a range of other commercial uses.

The nearest mainline train station is Bury St Edmunds (approximately 0.2 miles / 0.32 km north) from which services run to London via Cambridge twice an hour, taking approximately 2 hours. During peak traveling hours there are more frequent services. Alternatively direct trains run to Ipswich twice an hour taking approximately 36 minutes.



Source: OS Maps – Not to Scale

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PLANNING POTENTIAL

Planning Authority: West Suffolk Council

Planning policy for the Council is determined by the adopted Bury St Edmunds Vision 2031 document. The preparation of the new West Suffolk Local Plan is in progress, with scheduled adoption in July 2024.

Under Vision 2031, the site comprises part of an allocation known as 'Policy BV9: Tayfen Road'. It is allocated for redevelopment that should seek to deliver the following:

- Retail warehousing floor space;
- A food store;
- Leisure uses;
- Residential units;
- Strategic landscaping and public realm improvements.

This illustrates the suitability for development for a range of uses (subject to planning), under currently adopted planning policy.

Based on the EA flood map for planning, the Site is partially included within Flood Zones 2 and 3.

The Site is not situated within the Green Belt or in a conservation area. There are no listed buildings on the Site. Several trees on the Site are subject to a TPO – Order: 389 (2004).

Prospective purchasers are advised they should make their own planning enquiries with West Suffolk Council.



Aerial view of the site looking north west

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SITE PLAN

The Site edged blue on the plan below is being offered for sale on a freehold basis. The Site is held under title numbers SK217119 and SK352692 by National Grid Twenty Eight Ltd. A pipeline easement runs along the southern boundary of the Site, associated with the small area of Cadent operational equipment to the east of the Site. The deed and a plan illustrating the easement can be found in the information pack.

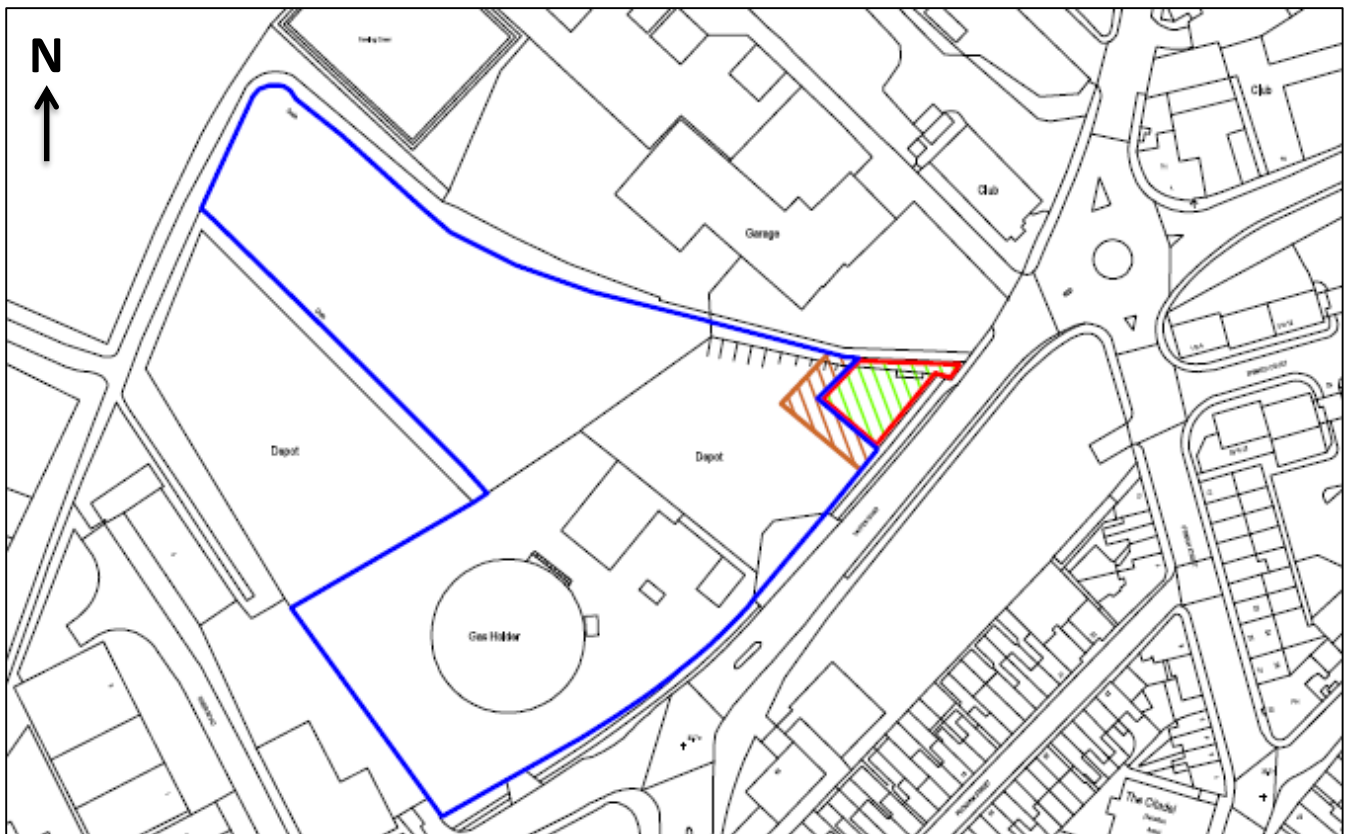
ENVIRONMENTAL

The Site has been remediated and associated factual environmental reports are available in the information pack. An application for the removal of the gasholder was approved October 2014 and can be found in the local planning authority Ref: DC/14/1859/DE1.

Please note the site is marketed as a development opportunity and there will be a post completion obligation for the purchaser to obtain a planning permission for their intended use.

SERVICES

We have not tested any of the service installations and provide no warranties as to their condition. Prospective purchasers should confirm the availability of services for their own proposals via the appropriate statutory undertaker.



Not to scale – indicative purposes only

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SITE PHOTOGRAPHS



Aerial view of the Site looking south east



Aerial view of the Site looking south



View of the entrance on the Site



View from within the Site

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METHOD OF SALE

Offers are invited for the freehold interest in the Site. Offers are invited on a subject to planning and unconditional basis. Offers must be submitted via hard copy or email format to:

Julian Gaynor, BNP Paribas Real Estate
5 Aldermanbury Square, London EC2V 7BP
julian.gaynor@bnpparibas.com

Offers are to be received no later than 12 noon Friday 4th June 2021.

Prospective purchasers are required when submitting offers to provide the following information:

- Offers must be submitted on letter headed paper, stating the purchasing entity;
- The name of your solicitors;
- Full evidence of your financial ability to complete the purchase;
- Details of any conditions attached to your offer and the timescales to discharge them;
- Confirm that you have read and taken into account the contents of the Information Pack;
- Include sales revenue overage, sell-on overage and planning clawback proposals within your offer;
- Proposed payment structure.

The vendor does not undertake to accept the highest or any offer submitted. Where an offer is made by an agent it must be accompanied by a letter from their principal outlining and confirming the basis of the offer made.

FURTHER INFORMATION

An Information Pack is available on request via the dedicated property website at www.tayfenroad-burystedmunds.co.uk

The information pack contains the following information:

1. Legal and Title Information
2. Environmental Reports*
3. Deed of Easement and Easement Plan

*Please note that all Environmental reports will be redacted to only include factual information.

VIEWINGS

Accompanied site viewings will be conducted by the vendor's sole agents, BNP Paribas Real Estate on selected dates;

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