

# RESIDENTIAL DEVELOPMENT OPPORTUNITY

BURY ROAD | BEYTON | SUFFOLK | IP30 9AW

FOR SALE BY INFORMAL TENDER:

Land with Resolution to Grant outline planning permission for the development of fourteen dwellings, each with associated access, parking, and landscaping.

About 0.87 Hectares (2.15 Acres)

OFFERS TO BE RECEIVED BY 12 NOON ON THE 16TH DECEMBER 2022

**Nicholas Staton & Robert Fairey**

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**BROWN & CO**

Property and Business Consultants

[brown-co.com](http://brown-co.com)

## LAND WITH RESOLUTION TO GRANT OUTLINE PLANNING PERMISSION FOR 14 DWELLINGS

Bury Road, Beyton, Suffolk, IP30 9AW

An opportunity to acquire residential development land totaling 0.87 Hectares (2.15 Acres) with a Resolution to Grant outline planning consent for the development of fourteen dwellings, including 5 affordable, with associated access, parking, and landscaping.

- Site area 0.87 Hectares (2.15 Acres)
- Outline Planning Permission for up to 14 Dwellings with matters reserved except for access
- 35% affordable housing
- For Sale by Informal Tender
- Offers sought on an Unconditional Basis

### LOCATION

The development site is located off Bury Road, Beyton, IP30 9AW, 6.5 miles from Bury St Edmunds. The development site is situated on the western edge of the village of Beyton.

### PLANNING PERMISSION

The land received Resolution to grant Outline Planning Permission by Mid Suffolk District Council for the development of fourteen dwellings, each with associated access, parking, and landscaping. A section 106 Agreement is now being finalised with Mid Suffolk District Council. Planning Reference Number DC/21/04987.

A copy of the draft planning conditions and the draft section 106 Agreement is provided in the data room. The formal decision notice and signed Section 106 Agreement will be circulated immediately following receipt. The Planning Application can be viewed on the Council's website link:

<https://planning.baberghmidsuffolk.gov.uk/online-applications/caseDetails.do?caseType=Application&keyVal=QZ4GNMSHKHK00>

A Data Room for the proposed development can be found at: <https://www.manoroakhomes.co.uk/sale-packs/bury-road-beyton/>. Please contact the vendors Agent for the password.

Further details are also available from the Vendors agent upon request.

### SERVICES

Prospective purchasers are advised to make their own enquiries with the relevant service providers.

More information on the services and drainage strategy is available in the planning application documents/Data Room.

### EASEMENTS, WAYLEAVES & RIGHTS OF WAY

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

The Vendors will require a right of way to the southern boundary of the site, to access their retained land. The vendors will also require the right to lay and connect into services within the property.

## METHOD OF SALE

The property is offered for sale by Informal Tender.

**OFFERS TO BE RECEIVED BY 12 NOON ON FRIDAY 16TH DECEMBER 2022**

Offers should be clearly marked "Development Land at Beyton", for the attention of Nicholas Staton. Offers by email will be preferable and should be sent to [nicholas.staton@brown-co.com](mailto:nicholas.staton@brown-co.com).

Unconditional offers should be made in pounds sterling and no reference should be made to other offers. The offer should contain the following:

1. Details of the Purchaser's Solicitor
2. Confirmation of who the Purchaser will be
3. Confirmation and proof that the funds are available to exchange and complete the transaction in the required timescale.
4. Confirmation of any conditions which the offer is subject to
5. Confirmation that Main Board approval has been given where required.

**The Vendors reserve the right not to accept the highest offer or any other offer received.**

## EXCHANGE OF CONTRACTS & COMPLETION

Exchange of contracts to take place 28 days after receipt by the Purchaser's Solicitor of the draft contract and completion will be 28 days after exchange or earlier by agreement. A 10% deposit will be payable on exchange of contracts.

## ANTI MONEY LAUNDERING LEGISLATION

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

## LOCAL AUTHORITY

Mid Suffolk District Council

Endeavour House  
8 Russell Road  
Ipswich IP1 2BX

Suffolk County Council  
Endeavour House  
8 Russell Road  
Ipswich IP1 2BX

Tel: 0345 606 6067

## PLANS AREAS AND SCHEDULES

These have been prepared as carefully as possible and are based on the Ordnance Survey National Grid data. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

## VAT

The Vendors reserve the right to charge VAT on the sale price as they are in the process of Opting to Tax the land.



## DISPUTES

Should any dispute arise as to the boundaries or any point arising in these Particulars, schedule, plan or interpretation of any of them the question shall be referred to the arbitration of the Selling Agent, whose decision acting as expert shall be final. The Buyer shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendor's Agents will be responsible for defining the boundaries or the ownership thereof.

## VIEWING

Viewings are strictly by prior appointment only with the selling agent.

## HEALTH AND SAFETY

Neither the Vendor nor the Selling Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

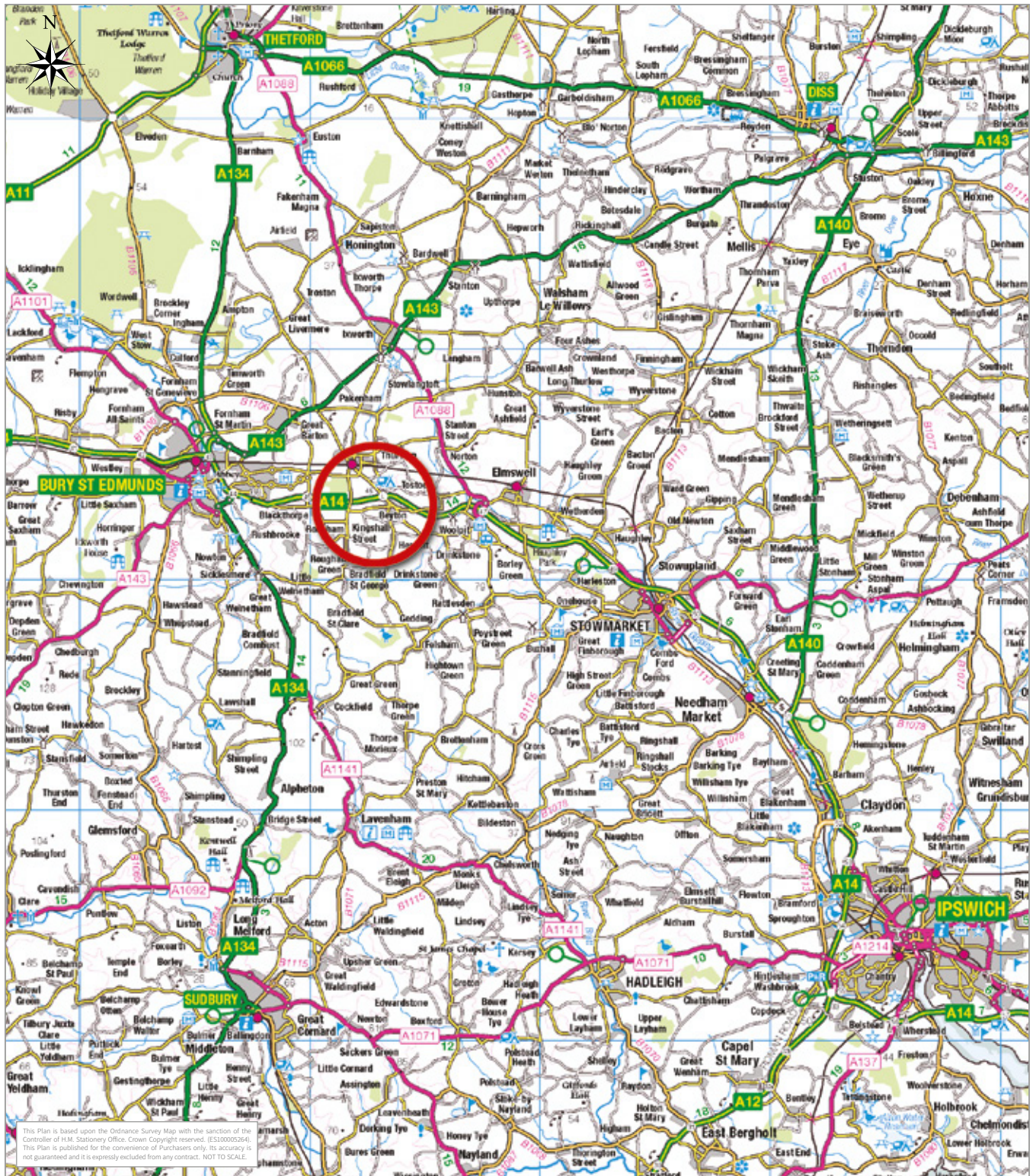
## SELLING AGENTS

Nicholas Staton | [nicholas.staton@brown-co.com](mailto:nicholas.staton@brown-co.com) | 01284 339 111

Robert Fairey | [robert.fairey@brown-co.com](mailto:robert.fairey@brown-co.com) | 01284 731 450

## WHAT 3 WORDS

///acute.urgent.shampoos



## 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 other 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 in relation to this property. No responsibility is taken by Brown & Co for any error, omission or 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. 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: The Atrium, St George's Street, Norwich, Norfolk NR3 1AB. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in November 2022. Brochure by wordperfectprint.com.

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