

# FORMER MID SUFFOLK DISTRICT OFFICES & ASSOCIATED LAND

131 HIGH STREET, NEEDHAM MARKET, SUFFOLK, IP6 8DL

Residential Development - For Sale



savills



## KEY HIGHLIGHTS

- Residential development opportunity in Needham Market, Suffolk;
- Site area extends to approx. 1.34 Ha (3.3 Acres);
- Full planning consent for development of Phase 2A & 2B, which comprises 60 residential units (48 New build houses and 12 conversion apartments);
- No Affordable housing or CIL on site
- Pre-commencements conditions discharged
- Freehold sale via informal treaty;
- Bid Deadline 10th October 2024
- Total new build 46,413 Sqft, conversion 10,781 Sqft



## SITE OVERVIEW

In 2019, the site received full planning consent for the demolition and redevelopment of the Mid-Suffolk district offices. The approved plan includes the development of 94 residential units and one retail unit. Mid Suffolk Council has already completed Phase 1, which comprises 34 affordable housing units and a commercial unit.

Savills is now marketing Phases 2A and 2B, which represent the private ownership portion of the planning consent. This phase includes 60 residential units, with 48 new-build units (totaling 46,413 square feet) and 12 converted apartments within the Grade II listed building (totaling 10,781 square feet). The site is predominantly flat and has been cleared of materials, with all main services accessible from neighboring roads.

The portion of the site being sold covers approximately 1.34 hectares (3.3 acres), encompassing the area of the demolished office block and the listed building. The council will retain ownership of the car park to the south but will grant parking rights according to the planning consent for the development.



**PLANNING**

The site received full planning 2019, MSDC have discharged all pre-commencement conditions and commenced the build, of which they have built out 34 affordable units and the commercial element.

The planning reference for the remaining 60 units are within the full planning application planning ref DC/18/05104 and the listed building consent, DC/18/05254. Full info can be found within the Data room, this also includes an accommodation schedule.

The development does not include affordable housing, S106 or CIL payments as this has already been fulfilled in earlier phases.

**EXISTING WAYLEAVES, EASEMENTS AND RIGHTS OF WAYS**

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

**TENURE AND POSSESSION**

The site is available for sale on a freehold basis with full vacant possession to be provided.

**LOCATION**

The site is located in Needham Market, a small town located in Suffolk, located in the Babergh and Mid Suffolk. The town is located 4.20 km (2.6 mi) south east of Stowmarket, as well as 12 km (7.48 mi) north west of Ipswich town centre. Needham market offers good transport links with a train station as well as good bus links.





## Needham Market 60 Units

131 High Street, Needham Market, IP6 8DL



### METHOD OF SALE

The site is to be marketed via informal tender, with offers invited on an unconditional basis only. In submitting offers, parties should provide sufficient information to allow the vendor to assess the nature of the bid and the level of due diligence. the deadline for bids will be **noon on the 10th of October 2024.**

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

### BID SUBMISSION

The following is to be submitted as part of any bid:

- Outline of board approval process;
- Proof of funding;
- Details of solicitors to be instructed;
- Details of anticipated purchase timetable;
- Confirmation of deposit to be paid upon completion of contracts;
- Details of track record and any nearby land interests.





## Needham Market 60 Units

131 High Street, Needham Market, IP6 8DL

### DATA ROOM

All information on the planning can be found within the Data Room - .  
<https://savillsglobal.box.com/s/4oq9npoyq2h5tpkcrup1k91fouj80yt>

### VIEWINGS

Viewings should be arranged by prior appointment with Savills. Prospective purchasers should note that Savills take no responsibility for any injury or accident at the property. Viewers visit the property at their own risk.

### VAT

Any guide prices quoted or discussed are exclusive of VAT. If a sale or any part of it or any right attached to it becomes chargeable to the purpose of VAT, such as tax shall be payable by the purchaser.

### CONTACTS

For further information please contact:

#### Thomas Higgins

Associate  
[thomas.higgins@savills.com](mailto:thomas.higgins@savills.com)  
+44 (0) 7773 586 117

#### Rebecca Kirwan

Associate Director  
[rebecca.kirwan@savills.com](mailto:rebecca.kirwan@savills.com)  
+44 (0) 7855 187 838

#### Louis Bragg

Apprentice  
[louis.bragg@savills.com](mailto:louis.bragg@savills.com)  
+44 (0) 7974 845 077



### 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, images 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. Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Designed and produced by Savills Marketing: 020 7499 8644 | 27.08.2024