



HAVERHILL, SUFFOLK

Great Wilsey Park

The H J Pelly Settlement Trust and Hallam Land Management Ltd are pleased to offer an exciting opportunity to purchase **approximately 23.416 hectares (57.17 acres)**, providing approximately **11.323 gross hectares (27.98 acres)** of fully serviced land benefiting from outline planning permission for up to **340 dwellings**. **Alternative proposals for the size of Phase 2 will also be considered.**



PART OF HENRY BOOT

BECKLAND

Beckland is instructed by the H J Pelly Settlement Trust (Landowner) and Hallam Land Management Ltd (Promoter) to offer for sale the next residential land phase (Phase 2) at Great Wilsey Park, Haverhill, Suffolk.

In total, Great Wilsey Park extends to approximately **168.34 hectares (415.97 acres)** and benefits from outline planning permission for **2,500 dwellings**; two primary schools; two local centres; strategic open space; and associated infrastructure.

In 2018, Redrow Homes was selected to deliver the first residential phase of 899 dwellings (Phase 1). Redrow Homes is responsible for the delivery of estate roads, services and drainage to the boundary of Phase 2, in addition to all off site infrastructure requirements.

Phase 2 will comprise of approximately **23.416 hectares (57.17 acres)**, providing approximately **11.323 hectares (27.98 acres)** of gross development land, that will facilitate the delivery of up to **340 dwellings**, including 33% affordable housing. **Alternative proposals for the size of Phase 2 will also be considered.**

Conditional offers (subject to the delivery of infrastructure, services and drainage only) with a delayed completed date of December 2025 are invited for the freehold purchase of Phase 2 in accordance with the Bidding Guidelines.

For sale by Informal Tender.



Location

Haverhill is a market town located within Suffolk, close to the borders of Essex and Cambridgeshire. Haverhill is approximately 29km (18 miles) to the southeast of Cambridge and 27km (17 miles) to the southwest of Bury St Edmunds.

Haverhill is considered an important commuter town to Cambridge. The A1307 provides access to the southern employment areas of Cambridge including: Addenbrooke's Hospital, Cambridge Biomedical Campus and Hills Road.

Great Wilsey Park

Great Wilsey Park lies to the northeast edge of Haverhill and benefits from outline planning permission for up to 2,500 residential dwellings, two local centres, two primary schools, and a Country Park.

Great Wilsey Park is owned by a private family who are committed to a development of the highest quality. The first residential phase of 899 homes is currently being delivered by Redrow Homes.

The Landowner is currently developing plans for the first local centre, which will include a community centre, café and nursery, and is in negotiations with a care home provider for the delivery of a 66-bed care home.

Phase 2

Phase 2 will comprise approximately **23.416 hectares (57.17 acres)**, providing approximately **11.323 hectares (27.98 acres)** of gross development land, which will facilitate the delivery of up to **340 dwellings**, land for a 2FE primary school and allotments. It is bound by a tree belt to the southwest, a proposed Country Park to the southeast, a brook to the northern boundary and proposed residential development to the west (Parcel A7). Alternative proposals for the size of Phase 2 will also be considered.





Town and Country Planning

Outline Planning Permission

The Site benefits from outline planning permission (reference DC/15/2151/OUT):

Outline Application (Means of Access to be considered)
 - Residential development of up to 2,500 units (within Use Classes C2/C3), two primary schools, two local centres including retail, community and employment uses (with Use Classes A1/A2/A3/A4/A5, B1 and D1/D2), open space, landscaping and associated infrastructure.

Parameter Plans

Phase 2 is subject to the following Parameter Plans:

- Building Heights - up to 3 storeys
- Land Use - C3 Use Class dwellings
- Road Hierarchy Parameter Plan
- Density - 20-35 dwellings/ha
- Public Rights of Way - enabling permeability

Planning Conditions

Redrow is responsible for delivering the site wide planning conditions for Phase 1, and the strategic planning conditions relating to Phase 2.

The purchaser of Phase 2 will be responsible for delivering the allotments identified as Parcel E2 and for discharging planning conditions that specifically relate to their own reserved matters applications (RMAs). Please refer to the Sales Particulars for further information.

Section 106 Agreement

Assuming the delivery of 340 dwellings, Phase 2 will be liable for the following (unindexed) obligations:

- 2 Form Primary School Contribution (£1,150,000)
- 2nd Pre-School Contribution (£104,017.50)
- Secondary School Contribution (calculated based on the number of 2+ bedroom dwellings within each RMA)
- Secondary 6th Form Contribution (calculated based on the number of 2+ bedroom dwellings within each RMA).

Based on high level assumptions for Phase 2, the financial s106 contribution equates to around £4,000 (unindexed) per dwelling.

The purchaser of Phase 2 will also be liable for the transfer of the 2 Form Primary School Land. Should this not be required by Suffolk County Council (SCC), then the Landowner will benefit from an option to buy the land back for £1.

Affordable housing will need to be delivered at a rate of 33% of total dwellings, in accordance with the s106 agreement.

Estate Management

A Management Company has been created to manage those parts of Great Wilsey Park that are not to be adopted (Managed Areas). The Management Company has appointed First Port as Managing Agents.

All dwellings delivered within Great Wilsey Park will be subject to an Estate Management Charge.

Technical Information

Access

Great Wilsey Park is accessed either via a roundabout located on Haverhill Road (A143) to the north of the Site, or via a roundabout located on Chalkstone Way to the west. Both roundabouts are currently within the maintenance period for adoption by SCC Highways.

There will be two points of access to serve Phase 2, a northern and southern spur within Parcel A7. The estate roads, supporting landscape, open space and surface water provisions within Phase 1 (currently excluding the southern spur) benefit from reserved matters approval (reference DC/19/0834/RM). SCC Highways have provided technical approval for the specification of the estate roads for adoption and are currently in negotiations with Redrow Homes to finalise the Section 38 Agreement.

Redrow Homes is under an obligation to provide the estate roads to service Phase 2 by 25 September 2025.

Haul Road

The purchaser will be able to use the Redrow Homes Haul Road A and B to serve Phase 2. The use of the Haul Roads will be subject to clearing the relevant planning conditions associated with delivering Phase 2. Please refer to the Information Pack for further details.

Utilities and Drainage

Phase 2 will be delivered fully serviced to the boundary. The purchaser of Phase 2 will be obligated to use the same multi utility provider appointed for the Phase 1 (UKPS) and Anglian Water.

Please refer to the Purchaser Technical Report.



Ground Conditions

Brookbanks has completed a Geo-Environmental Phase I Desk Study. Geo Environmental Group has subsequently completed a Phase I Review and Strategic Phase II Geo-Environmental Assessment, the results of which are available in the Information Pack.

Purchaser Obligations

The purchaser of Phase 2 will be required to comply with the relevant planning to deliver estate roads, services and drainage to the boundary of retained land as outlined in the Purchaser Technical Report within agreed timeframes.

Purchaser Technical Report

Cannon Consulting Engineers has completed a Purchaser Technical Report comprising the Site Disposal Overview and Purchaser's Work Specification, which are available in the Information Pack.

Wayleaves, Easements, Covenants and Rights of Way

The Site will be sold subject to any covenants, wayleaves, easements and rights of way, whether or not disclosed.

Tenure

The freehold of the Site is offered for sale.

VAT

We understand that the Landowners will elect to charge VAT on the sale of the site.

Information Pack

An electronic Information Pack can be downloaded from: greatwilseyparkhaverhill.co.uk

The Information Pack contains copies of planning, technical and legal documents relating to the Property. Interested parties will be deemed to have submitted proposals in the full knowledge of all the documents within the Information Pack and in particular the Bidding Guidelines.

Tender Review Meetings

It is the intention that tender review meetings will be scheduled for mid-September 2024 to enable prospective purchasers the opportunity to meet and seek clarification from the Landowner and Promoter's professional team, to include Cannon Consulting Engineers and the selling agent.

07894 735539

