



RESIDENTIAL DEVELOPMENT SITE

Harrisons Lane, Halesworth

BROWN & CO

LOCATION

The site is situated on either side of Loam Pit Lane with vehicular access only from Harrisons Lane. It is towards the northern edge of Halesworth in East Suffolk District Council area. The site forms part of a wider allocation for mixed use development in the East Suffolk Council – Waveney Local Plan Policy WPL4.1. The property is a self-contained site designed to support the proposals by Halesworth Campus for improved community and sports facilities.

LOCATION IN CONTEXT

Halesworth is a busy town with a population of 4,726 (Waveney District Council statistics 2014). The centre is designated as a Conservation Area with shops, financial and professional services, restaurants and cafes. The site is easily accessible to Bungay and Norwich, some 8.5 miles and 25 miles to the north, Ipswich 33 miles to the south and Southwold and Aldeburgh are 9 miles and 20 miles respectively to the east and south east.

DESCRIPTION

The site extends to approximately 8.55 hectares (21.13 acres). The planning permission allows for up to 190 dwellings with associated access, landscaping and open space. A woodland area to the east of the site will combine with recreational walks and open space around the site. Vehicular access is from Harrisons Lane to the north whilst the site is accessible by public rights of way to the eastern edge of Halesworth and Holton to the south.

LOTTING

The property is expected to be sold in one lot under a single contract.

PLANNING

Resolution to grant planning permission was confirmed by Waveney District Council on 16th April 2019, application ref. DC/18/4947/OUT. The S106 is expected to be completed by late July. Application for all reserved matters must be made within three years from the date of this permission. Development must be commenced within three years of the date of the Outline Planning Permission or within two years from the final approval of reserved matters.

The planning permission and Section 106 agreement will be available on the document storage site. Conditions include amongst others: -

1. Up to 190 units - affordable 30% & market housing 70%.
2. Of 57 affordable - 75% rented & 25% shared ownership. .
3. 40% of the dwellings within the site should meet part M4(2) of Part M of the Building Regulations relating to Accessible and Adaptable buildings unless otherwise agreed.
4. Reserved matters will include provision for at least 5% of the total number of dwellings to be custom/self-build dwellings unless otherwise agreed after marketing.
5. The illustrative masterplan shows 6.27 hectares as developable land with an area on the east of the site proposed as open space and planting of 2.6 hectares.
6. A new estate road junction is to be completed prior to further works commencing.
7. The new vehicular and emergency access, road widening, associated highways improvements and improvements to Loam Pit Lane are to be completed prior to occupation.
8. The Travel Plan dated January 2019 is to be implemented prior to occupation and revised on occupation of 100th dwelling.
9. A site investigation is to be submitted prior to commencement and the recommendations undertaken.
10. A Remediation Method Statement is to be provided prior to development and the recommendations approved undertaken and validated prior to occupation.
11. Archaeology is to be approved and completed prior to development.
12. Concurrent with the first reserved matters application a surface water drainage scheme is to be approved.
13. Details will be required prior to occupation in relation to electric charging points, a landscape and ecological management plan and approval of SUDS components and piped networks.
14. Details will be required prior to commencement in relation to design of green infrastructure, a construction management plan and fire hydrants amongst other things.

Amongst other things S106 will include: -

1. Off-site contributions to Recreational Disturbance Avoidance Mitigation Strategy payment.
2. The Seller to transfer land for a sports field land within three months.
3. Provision and management of on-site open space.

TENURE & POSSESSION

The property is owned freehold. Vacant possession will be granted on completion subject to arrangements for holdover for harvesting of growing crops and perhaps until 31st March 2020 or earlier by agreement in relation to the poultry buildings. More details will become available.

ADJACENT LAND

The allocation includes adjacent site owned by a third party which is expected to be suitable for up to 25 units. Highways access

and services are to be connected to this land without ransom or payment within 18 months of commencement of development or such other time to be agreed.

RETAINED LAND

The Buyer is required to provide an access and services link to the seller's retained land east of Town Farm. The design, specification and route are to be agreed.

OVERAGE

The property is sold subject to an overage for 15-years at 50% of the increase in the site value due to a revised or varied planning permission increasing the number of private dwellings.

The value will be assessed at the date of planning permission and payable on commencement of the revised permission.

INFORMATION PACK

Richborough Estates Information Pack contains more detail including the consultancy team for the scheme. This is available from the vendor's agents document storage site which also contains

the Planning Application, Permission, appraisals and technical information: <https://docs.brown-co.com>.

Log-in and password available from the Agents

FIXTURES AND FITTINGS

All fixtures and fittings are excluded from the sale unless specifically referred to in the particulars.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The site is sold subject to and with the help and 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.

UTILITIES

A report from BWB provides details, cost estimates and alternatives. Foul drainage, potable water, gas and electricity are all available to or near to the site.

SUDS

A surface water drainage scheme has been designed and details are available in the document storage site

SURVEYS

All surveys and appraisals have been undertaken and a draft layout prepared based upon points of connection and services.

Ground investigations are due to be undertaken during marketing. Archaeology is expected to be undertaken after harvest and we expect to be able to provide quotes and method statements for the removal of the poultry buildings to inform final terms.

VALUE ADDED TAX

VAT will be payable by the buyer in addition to the contract price.

PLANS, AREAS & SCHEDULES

These have been prepared as carefully as possible and are based on the Ordnance Survey scale plans and Land Registry title.

METHOD OF SALE

The property is offered for sale by private treaty as a single lot. The plans are published for illustrative purposes. Although they are believed to be correct, their accuracy cannot be guaranteed.

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 Seller nor the Seller's Agents will be responsible for defining the boundaries or the ownership thereof.

VIEWING

Viewing is permitted during daylight hours with a set of these sale particulars to hand having contacted the selling agents. Access is not available to or near the farm buildings without prior arrangement. Any visit must comply with Health & Safety requests and any bio security measures for the site.

HEALTH & SAFETY

Those viewing the property do so at their own risk and solely on the basis of compliance with stated requirements in relation to the poultry unit.

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.

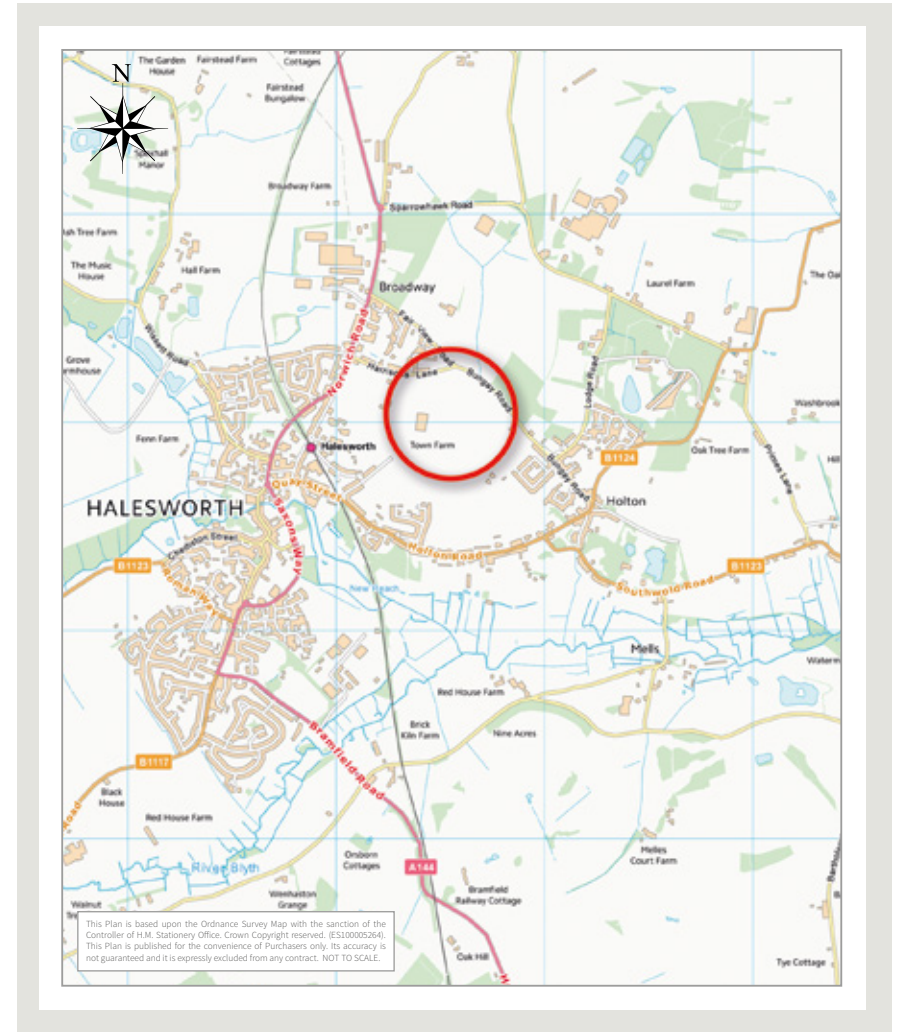
AGENT'S SOLICITORS

Messrs. Howes Percival LLP
Flint Buildings, 1 Bedding Lane, Norwich, NR3 1RG

Tel: 01603 762103

Ref: Tom Skinner





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 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. 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 Single 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 May 2019.

The Atrium, St George's Street, Norwich, Norfolk NR3 1AB
01603 629871 | norwich@brown-co.com

 Richborough
Estates

BROWN & CO