

# LAND SOUTH EAST OF LEVINGTON LANE

BUCKLESHAM | SUFFOLK

Land with Resolution to grant Planning Permission for 33 dwellings

Located within 2 miles of the A14/A12 Junction

1.4 hectares (3.46 acres)

For Sale by Private Treaty

## Promotor

Manor Oak Homes, White Lodge Farm  
Walgrave, Northampton, NN6 9PY  
[manoroakhomes.co.uk](http://manoroakhomes.co.uk)



## Selling Agents

Brown&Co Bury St Edmunds  
01284 731450  
[robert.fairey@brown-co.com](mailto:robert.fairey@brown-co.com)

**BROWN & CO**

Property and Business Consultants  
[brown-co.com](http://brown-co.com)

## LOCATION & SITUATION

The residential development site is located adjacent to the village of Bucklesham with access off the public road known as Levington Lane.

The site is approximately 7 miles from Ipswich and 2 miles from the A14/A12 junction.

Main line train services from Ipswich run direct to London Liverpool Street (approximately 90 mins travel time).

Bucklesham is located within the East Suffolk Council region. The village is surrounded by farmland and lies within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty. The village facilities include a village hall, church, bus stops, public house, recreation ground and primary school.

## DESCRIPTION

The development site extends to approximately 1.4 hectares (3.46 acres) and is shown on the Sale Plan.

## TOWN AND COUNTRY PLANNING

The site received a Resolution to grant Planning Permission by East Suffolk in May 2020. A Section 106 Agreement is now being formalised. The Councils' Application Reference is: DC/19/4510/OUT.

The plans and Consultants Reports can be viewed either on the Council's website link: -

<https://publicaccess.eastsuffolk.gov.uk/online-applications/caseDetails.do?caseType=Application&keyVal=Q17LDQX06000>

or at the dedicated Data Room for which further details are available from the Vendors Agents.

## OUTGOINGS AND 106 PAYMENTS

The buyer will be responsible for all outgoing including Section 106 costs. There is a contribution to Habitat Management of £321.22 per dwelling and CIL costs which are currently based on £193.44 per SqM. Further details are available through the various documents in the Data Room and the link above.

## SCHEDULE OF HOUSE TYPES

The following Schedule is based on an indicative layout which accompanied the Planning Application.

Affordable Rent	5
Shared Ownership	3
Discounted Home Ownership	3
Market	22
Total	33

## METHOD OF SALE

The property is being offered For Sale by Private Treaty with vacant possession.

## EXCHANGE OF CONTRACTS AND COMPLETION

Exchange of contracts will take place 28 days after receipt by the Purchaser's Solicitor of the draft contract. Completion will be 28 days thereafter.

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

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

The vendor will require a right of way for all purposes at all times to access his retained land to the rear of the site and the buyer will be expected to provide the necessary roads and services to facilitate this.

## SERVICES

We understand mains services are available close by but prospective purchasers should make their own investigations in this respect. A full services report, including costings, is available in the Data Room

## OVERAGE CLAUSE

The property will be sold with an overage whereby the Vendors reserve the right to receive a further payment if a more valuable planning permission is obtained prior to development of the site. Prospective purchasers should indicate what terms they are prepared to offer in this respect in addition to their bid price.

## ANTI MONEY LAUNDERING

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

## VAT

The vendors will opt to tax the land being sold therefore VAT will be charged on the sale price.

## USEFUL ADDRESSES

East Suffolk Council  
Riverside, 4 Canning Road, Lowestoft, NR33 0EQ  
T: 0333 016 2000

Suffolk Country Council  
Endeavour House, 8 Russell Road, Ipswich, IP1 2BX  
T: 0345 606 6067

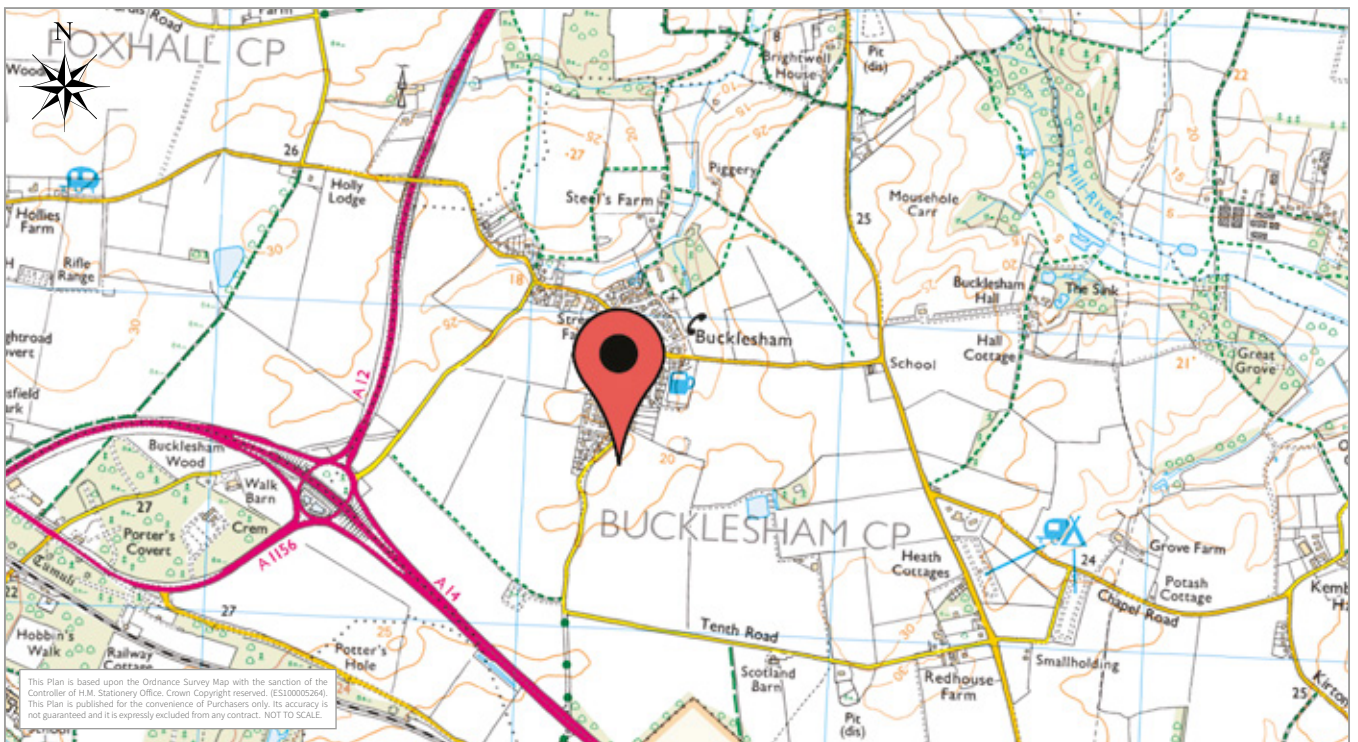
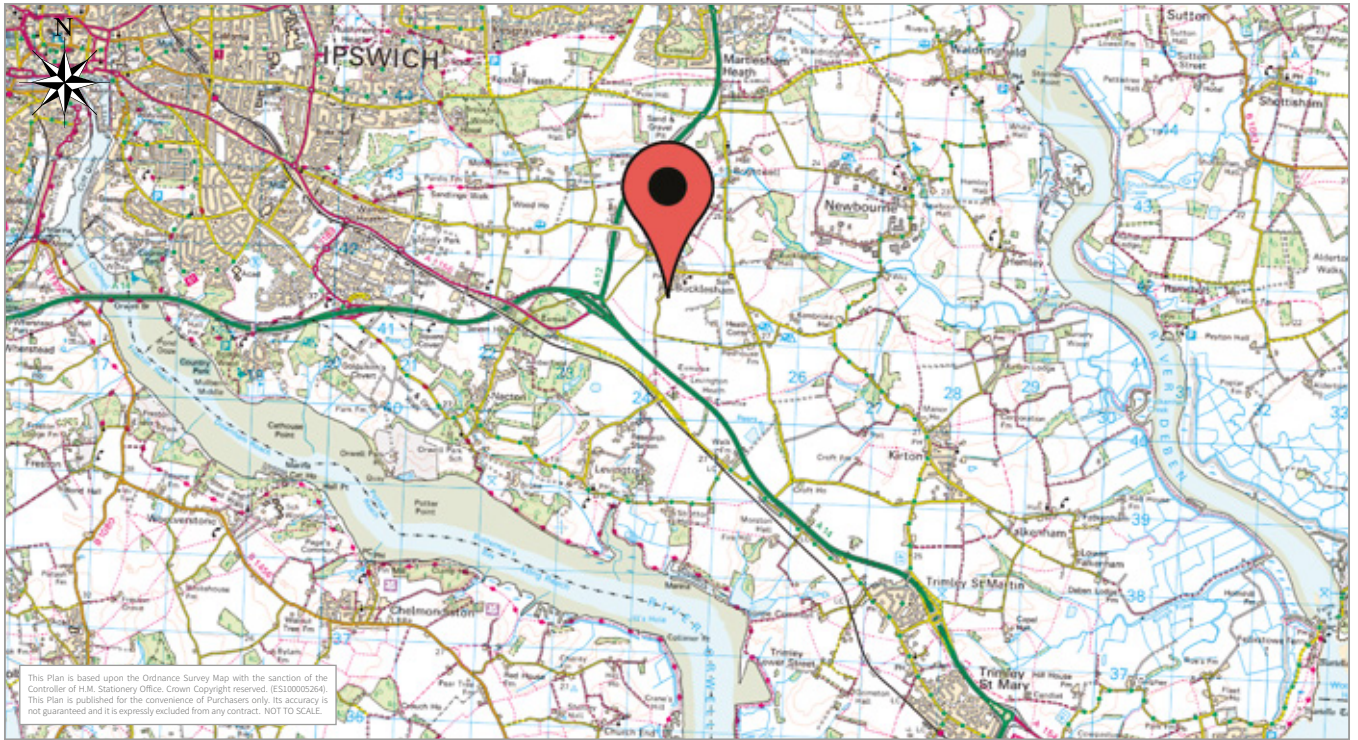
## VIEWINGS

Strictly by appointment with Brown & Co. Please contact Robert Fairey on 01284 731450, Email: [robert.fairey@brown-co.com](mailto:robert.fairey@brown-co.com).









## 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 July 2020.