



**Grier & Partners**  
THE PROPERTY EXPERTS



## Church Road

Stutton, Ipswich, IP9 2SG

- Residential Development Opportunity with Detailed Planning Consent
- Situated on extremely popular Shotley Peninsular
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**Offers In Region Of £1,750,000**





## Property Description

We are delighted to offer for sale by informal tender this exciting development with detailed planning consent. This prestige development offers 23 private and 11 designated affordable properties on this delightful site within the pretty village of Stutton on the extremely popular Shotley Peninsula. Manningtree Railway Station, the A12 and A14 are all within easy reach.

### INFORMATION

This beautiful site extends to approx. 3.95 acres (1.59 hectares) and is quietly located in this delightful village within 5 miles of Manningtree Railway Station.

### THE PROPERTIES

This well designed scheme provides for a variety of 23 Open Market and 11 Affordable one, two and three bedroom cottage style houses and bungalow properties. The scheme is designed to replicate a village style setting around a green ward area with ponds. A schedule of property types will be provided in the Tender Pack.

### SECTION

106 and CL OBLIGATIONS A copy of the Section 106 will be made



a available in the Tender Pack detailing the Affordable Homes obligation. The CL Notice has been issued detailing a Gross obligation of £513,971, from which we understand Relief can be claimed by the Buyer in the region of £130,000 against provision of the Affordable Homes obligation, leaving a Nett Liability in the region of £383,971. Interested parties are advised to satisfy themselves of this calculation.

### **STUTTON**

The village of Stutton is a popular village situated on the Shotley Peninsula on the north bank of the River Stour approx. 8 miles south of Ipswich and 5 miles from Manningtree. The village is a quiet rural Suffolk retreat, with a local community shop and pub. The historic moorings of Pinmill and the excellent River Orwell and River Stour sailing facilities are within easy reach as well as Alton Water. There is a range of schooling in the area including Stutton Primary School, Holbrook High School, The Royal Hospital School and Ipswich High School for girls. Manningtree is approx. 10 minute drive away with shopping facilities and schooling. A12 links to the M25 and A14. Regional Airport is Stansted, approximately an hour by car. The mainline railway stations in Manningtree and Ipswich provide a regular service to London taking a round an hour.

### **SERVICES**

Potential buyers are advised to satisfy themselves of the main services which are available to the site, as well as their location and suitability.

### **PLANNING CONSENT:**

Babergh District Council Application No. 17/00950. Copy of the Planning Consent with site layout and supporting documents can also be viewed online at the Babergh Planning Portal.

### **PLANNING CONDITIONS**

Potential buyers are requested to familiarise themselves with all conditions relevant to the approved consent and particularly any which must be adhered to prior to commencement of construction.

### **INFORMATION + TENDER PACK**

On request ☐ Please contact John Radford for more information

### **METHOD OF SALE**

Offers in writing are invited by Informal Tender to be received at the office of Grier and Partners by 12 noon Friday 20th July 2018. All Offers must be made on our Official Tender form and be accompanied by evidence of Proof of Funds, Proof of Identity and details confirming ability to proceed with the purchase.

### **CONDITIONS OF SALE**

Exchange of contracts sought 4 weeks following receipt by your solicitor of full draft legal documentation with completion to be agreed thereafter but no longer than 14 days after exchange.

### **SPECIAL CONDITIONS**

### **Scheme Design and Density**



Our clients have worked closely with their architect to design a scheme in keeping with the village location that it enjoys. Accordingly, it is their desire to see the site developed in accordance with the consented plans, in particular retaining key features such as the green ward open spaces and ponds. Should any intending buyers wish to make minor amendments which preserve the integrity and density of the scheme, then our clients would request these be agreed prior to exchange of contracts.

#### **Open Market and S106 Affordable Homes Mix**

The scheme is consented to provide 23 Open Market and 11 Affordable Homes. Our clients recognise the requirement to provide affordable homes but realize a buyer may seek a variation to the Section 106 agreement which may release 1 or more homes from this provision to then become Open Market sales. Under these circumstances, our clients would seek to share the uplift in value by way of an overage agreement, namely 50% of any Plot Value gain to apply also if any subsequent increase in the scheme density is consented.

#### **Land and New Homes**

We specialise in the identification, appraisal, acquisition, sales and marketing of residential and mixed use development sites of all sizes from unique single plots to multi unit new build schemes.

#### **LAND**

We offer a personal and professional service to landowners who wish to realise the full potential of their land assets, whether garden plots surplus to requirements or larger land parcels suitable for development, expertly guiding owners through each step of the process from planning to sale in order to achieve the best financial outcome.

#### **NEW HOMES**

Our builder and developer clients specialise in all sectors of the market, creating some of the finest new homes schemes in the area ranging from bespoke individual new homes designed in keeping with their location through to creating desirable communities of character that combine modern living with quality and attention to detail.