

LAND AT BURY ROAD

Hopton, Suffolk, IP22 2NT



Introduction

On behalf of the Landowner, Savills (UK) Ltd (“Savills”) and Lacy Scott & Knight (“LSK”) are pleased to offer for sale by informal tender the freehold interest in the land at Bury Road, Hopton, Suffolk, IP22 2NT (“the Property”).

Sarson’s Field extends to 2.7 hectares (6.6 acres) and benefits from a detailed planning permission for residential development of 37 dwellings (11 affordable units), associated public open space including a new village green, landscaping, ancillary works and creation of new footpath to Thelnetham Road.

The permission includes a community contribution which can be used for the Hopton Village Hall.

The method of disposal is by informal tender and the bid deadline is 12 noon Friday 17th January 2020. Preference will be given to clean unconditional bids and to parties who can clearly demonstrate they have undertaken full analysis of the site and understood all the obligations to be placed upon them.

The full Information Pack can be found at www.savills.com/hopton

SAVILLS CAMBRIDGE
Unex House
132 - 134 Hills Road CB2 8PA

+44 (0) 1223 347 000

savills.co.uk



Location

Hopton is a village located in the West Suffolk district. It is located 13 miles north east of Bury St Edmunds and 8 miles east of Thetford. Hopton is 8 miles west of Diss. In a wider context, Hopton is approximately 40 miles east of Cambridge and 22 miles south west of Norwich. London is approximately 76 miles to the south. The B111 runs through the village which links directly to the A1066, providing links to Thetford to the west and Diss to the east. The A143 lies 4 miles to the south of the village, providing direct links to Bury St Edmunds and to Cambridge via the A14 to the west and Great Yarmouth and Lowestoft to the east.

Amenities within Hopton include All Saints Church, Mill House Bed and Breakfast, a coffee shop, pub, fish and chip shop and a hairdressers. The Village Hall is located to the north of the Property. Education needs are provided for by Hopton CEVC Primary School. The primary school (Ofsted Rating Good) also provides pre-school and nursery facilities.

Description

The Property consists of a rectangular shaped parcel of land that gently slopes from north to south. It is situated in the centre of Hopton, to the south of Thelnetham Road and to the east of Bury Road. Hopton Village Hall is located to the north. The Property extends to approximately 2.7 ha (6.6 acres).

Planning

Policy

The Property falls under the planning jurisdiction of West Suffolk Council.

Development Control

REF.	DESCRIPTION	DECISION
DC/15/2298/ FUL	(i) Extension and alterations to Hopton Village Hall (ii) Doctor's surgery and associated car parking and the modification of the existing vehicular access onto Thelnetham Road (iii) residential development of 37 dwellings (including 11 affordable housing units) and associated public open space including a new village green, landscaping, ancillary works and creation of new vehicular access onto Bury Road .	Granted on 24th October 2019

The planning consent is split into three parts, which can come forward independently of each other. It is unlikely that the Doctor's Surgery will be built due to lack of demand.

Access

Vehicular access will be provided to the west of the Property, off Bury Road, which is an adopted highway.

Section 106 Agreement

The Section 106 has been signed, dated 24th October 2019 and can be found on the dataroom.

The following contributions are sought:

- Affordable Housing Contribution - £6,500
- Bus Stop Contribution - £6,000
- Community Facilities Contribution - £334,125
- Education Contribution - £113,690
- Library Contribution - £7,992
- Public Rights of Way Contribution - £24,467

Total Contribution of £492,774

Scheme

The main contributions sought are:

Private Housing

- 2 bedroom bungalow - 4 units
- 3 bedroom bungalow - 5 units
- 3 bedroom house - 3 units
- 4 bedroom house - 11 units
- 5 bedroom house - 3 units

Affordable Housing

- 1 bedroom apartment - 2 units
- 2 bedroom house - 5 units
- 3 bedroom house - 4 units

Technical

A comprehensive technical Information Pack has been put together and made available to all parties on the dataroom at www.savills.com/hopton. We advise that any purchasers make themselves fully aware of the reports and make themselves comfortable with the content therein.

The following reports are available in the dataroom;

- Arboricultural Impact Assessment
- Archaeological Evaluation Report
- Breeding Bird Survey Report
- Flood Risk Assessment & Water Management Plan
- Transport Statement
- Utilities & Services Report
- Water Framework Directive

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Anglian Water Update

Pigeon have been progressing the Foul Water drainage solution and have entered into an Underwriting Agreement with Anglian Water (AW), which will be novated upon exchange. AW have suggested that the developer contribution will be zero. The Purchaser will need to provide additional storage within the on-site network and make a connection with the existing Anglia Water pumping station to the north-west of the site. We do, however, recommend that you satisfy yourself of the technical solution.

We are therefore inviting purely unconditional offers based on the technical information provided and therefore appropriate assumptions being made within any offers received to ensure they are robust.

The Purchaser will be expected to itemise the cost allowed for the works including the onsite Foul Water pumping station to and including connection to the existing Anglia Water pumping station (north west of site), marked with an X on the Contract Plan.

Rights Of Way

The Property will be sold subject to and with the benefit of all rights, covenants and agreements and declarations affecting the Property.

The Purchaser has an obligation to provide a footpath over the Parish Council land between points A and B on the Contract Plan.

The highway shaded pink will need to be designed and constructed to adoptable standards and be offered for adoption. The Vendor will retain a right of access between points C and D on the contract plan.

A copy of the land registry documentation can be found in the Information Pack.

Tenure/Vacant Possession

The Property will be available freehold (absolute) with vacant possession on completion.

The Vendor will retain a ransom strip between the Property and the Bowls Club marked blue on the Contract Plan. The Vendor will also retain full rights of access and services over the private driveway between the adopted highway and the Bowls Club boundary marked B to D on the Contract Plan.

The Vendor will retain control over any variation to the scheme and planning permission.

Please note that the hatched blue area shown on the Contract Plan is excluded from the sale.

Viewings/Meetings With Savills

A viewing day for the Property will be held with full details being provided in due course. Unaccompanied viewings are to be made from the public highway unless prior arrangements have been made with Savills Cambridge or Lacy Scott & Knight, Bury St Edmunds.

Bids

Savills have instructions to place the Property on the market with a view to selling the site at its best consideration. We ask that bids comprise the following information:

- Confirmation that the offer is unconditional;
- Purchase price;
- Intention to build out the consented scheme & programme;
- Details of track record;
- Confirmation of Board Approval;
- 10% non-refundable deposit to be paid on exchange of contracts;

- Confirmation that the purchaser will pay the vendor's reasonable legal fees (non-refundable and non deductible);
- Timescale from exchange to completion;
- Solicitors details;
- Proof of funding;
- Due diligence prior to exchange.

The sale is by informal tender and the bid deadline is 12 noon Friday 17th January 2020; bids should be sent in a sealed envelope to Savills (UK) Limited, Unex House, 132-134 Hills Road, Cambridge, CB2 8PA. The envelope should be marked "Hopton - TPF".

Email bids will be acceptable addressed to tfraser@savills.com and aholliday@lsk.co.uk

The Landowner will not be bound to accept the highest or indeed any offer and may withdraw the property from the market at any time.

Timing

The method of disposal is by informal tender. As part of the Heads of Terms process, we will set out a detailed timescale for exchange and completion. This will include a series of legal meetings to ensure the timetable is achieved.

VAT

Please note that VAT will not be charged on the sale of the site.

Further Information

The full Information Pack can be found at www.savills.com/hopton.

Please ensure that in the first instance all enquiries are made to one of the individuals dealing with the sale:

Contact

Tom Fraser FRICS
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The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, with the 's' and 'i' in red and the remaining letters in black. The logo is set against a yellow rectangular background.