

Development Conversion Opportunity at Herringswell Manor, Herringswell, Bury St. Edmunds

For Sale by Informal Tender



Indicative Red Line Plan

**Development Conversion Opportunity at Herringswell Manor, Herringswell,
Bury St Edmunds, IP28 6SH**

With full planning permission for the conversion of the gymnasium to provide 15 dwellings

Unconditional offers invited by 12 noon Friday 13th October 2017



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1. INTRODUCTION

On behalf of City & Country, Savills (UK) Ltd ('Savills') is pleased to offer for sale the freehold interest in the former gymnasium building at Herringswell Manor, Herringswell, Bury St. Edmunds, IP28 6SH (hereafter referred to as 'the Property').

The Property comprises a former gymnasium building and associated land, extending to approximately 1 acre (0.4 ha), a development conversion opportunity set in the grounds of the converted Herringswell Manor. The Property benefits from full planning permission for the change of use from a former gymnasium building to provide 15 apartments, residents work space, residents gym facility and ancillary works. The Property is adjacent to Herringswell Manor and estate buildings which were converted and refurbished into residential units in recent years. An indicative red line sale boundary plan is provided within the Information Pack.

The method of disposal is by informal tender and the deadline for bids to be submitted is **12 noon on Friday 13th October 2017**. Interviews may be held shortly after this date.

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 of the obligations to be placed upon them.

The full Information Pack can be found at www.savills.com/herringswell and an index is provided at **Appendix 1**.

2. LOCATION

The Property is located close to the village of Herringswell near Newmarket, in the county of Suffolk. Herringswell is situated approximately 1.8 km (1.2 miles) east of Red Lodge, 10.2 km (6.3 miles) north-east of Newmarket, 15.7 km (9.8 miles) west of Bury St Edmunds and 28.2 km (17.5 miles) north east of Cambridge.

Herringswell is a small village with amenities such as a church, village hall and a B&B. The nearby settlement of Red Lodge provides a number of community facilities and services including a day nursery, primary school, post office, convenience store, pharmacy, pub and further food establishments. The A11 lies to the west providing direct access to Cambridge to the west and Thetford in the east. The nearest train station is Newmarket railway station located approximately 9.4 km (5.8 miles) to the south-west with direct access to Cambridge in an average journey time of 22 minutes.

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3. DESCRIPTION

The Property forms part of the Herringswell Manor estate, located north of the village of Herringswell, set within 8 acres of landscaped grounds. The site contains a Grade II Listed Manor House, built in the early 1900s, which became the former Shi Tannoji Japanese Boarding School, which we understand closed in 2000.

The Property, a former gymnasium, was originally built as part of the Japanese boarding school. The building is rectangular in shape and extends to approximately 1 acre (0.4 ha). It is situated off the main entrance to the Manor House. It is the only remaining building within the site which has not been converted for residential use.

The Property is bounded by established woodland to the north, east and south. The Property overlooks open parkland and attractive gardens of the listed Manor House to the west.

4. ACCESS

The Property is accessed via a private drive off Herringswell Road, the main entrance to Herringswell Manor House. The Property will be sold with full rights of way over this driveway.

5. PLANNING

The Property falls in the jurisdiction of Forest Heath District Council and benefits from the following planning permission:

Ref.	Application Validated	Description	Decision
APP/H3510/W/1 7/3166628	15 th June 2017	Change of use of existing redundant gymnasium building to 15 dwellings (3 x one-bedroom apartment, 6 x two-bedroom apartments and 6 x three-bedroom apartments), residential office unit, new residential gym facility and ancillary works. (Resubmission of DC/15/0802/FUL)	Granted at Appeal

A copy of the planning application documents can be found in the online Data Room access at www.savills.com/herringswell or sourced from Forest Heath District Council website under the above planning reference.

Accommodation Schedule

The above planning permission provides for the following accommodation:

- 1 bedroom flat – 3 units
- 2 bedroom flat – 6 units
- 3 bedroom flat – 6 units
- A resident gym and a resident work space unit.

Affordable Housing

No affordable housing is sought, therefore the planning permission provides a 100% private scheme.

Section 106

A Unilateral Undertaking was signed on 12th May 2017. We understand that there is a Primary School contribution of £32,858.

6. TECHNICAL

A number of technical surveys and plans have been produced as part of the planning application. These are available in the online Information Pack for review.

Arboricultural Impact Assessment

Haydens conducted an Arboricultural Impact Assessment (December 2015). The report concludes;

“It is necessary to fell two low quality/poor longevity individual trees and three low quality/poor longevity landscape features, in order to achieve the proposed layout. Ten trees and one group of trees have been identified for removal irrespective of any development proposals. [...] Construction of foundations or structural supports marginally encroach within the calculated RPA of one tree to be retained.”

Bat Activity and Emergence Survey

PJC Ecology undertook a Bat Activity and Emergence Survey (September 2014). The report concludes;



“The development only affects a minimal number of trees and does not remove habitat linkages or wildlife corridors, nor does it isolate or fragment the local landscape. It is considered that the development would not have any impacts, significant or otherwise, on the nature conservation value of the site or indeed the wider landscape.”

Drainage Report

GH Bullard & Associates LLP conducted a Drainage Report (November 2014). The report concludes;

“The existing foul drainage facility at the site in the form of a gravity system discharging to a pumping station is adequate to serve the proposed development, part of which now forms part of the public foul sewer system and will therefore be maintained as necessary by the Water Authority.”

Habitats Regulations Screening Assessment

PJC Ecology undertook a Habitats Regulations Screening Assessment (November 2014). The report concludes;

“It can be concluded that the development, including the provisions of the open green space, would not need an Appropriate Assessment as there would be no significant impact, i.e. a de minimis effect.”

Heritage Assessment

A Heritage Assessment was conducted by City & Country (April 2015). The report concludes;

“There will be no impact on the historic, social or spiritual heritage values. [...] Overall, then, there will be a minor beneficial heritage impact.”

Structural Survey

Mansfield Associates conducted a Structural Appraisal of the Property (October 2014). The report summarises the extent of structural works to be undertaken in the conversion of the gymnasium to residential units;

“From various discussions the alternation works to be undertaken with sustainable construction as far as possible with the utilization of as much of the existing structure including reuse of the roof and west elevation gable steelwork when constructing the proposed structure.”

Utilities



We understand that the Property is connected to mains electricity. Gas is LPG via storage tanks located on site. Water is provided through a water pipe from adjacent land and is metered. In terms of foul water drainage, the Property is connected to the public sewer via an adopted pumping station located on site. Full connections rights will be provided from the Vendor where appropriate. Purchasers are to make their own service enquiries.

A copy of the full reports can be found in the dataroom.

7. TENURE / VACANT POSSESSION

The land will be sold freehold with vacant possession. A copy of the land registry documentation can be found in the Information Pack.

8. 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.

9. VIEWINGS / MEETING WITH SAVILLS

Savills will be arranging a viewing day on Wednesday 20th September. Details to follow.

10. BIDS

Savills are instructed to place the Property on the market with a view to selling the entire Property at the best consideration on preferably an **unconditional basis**, however subject to planning or reserved matters proposals will also be considered.

Offers are to be received by **12 noon on Friday 13th October 2017** and sent in a sealed envelope to Savills, Unex House, 132-134 Hills Road, Cambridge, CB2 8PA. The envelope should be marked "Gym at Herringswell Manor - AJ".

E-mail offers will be acceptable, addressed to ajones@savills.com

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

Bid Submission

The following is to be submitted as part of any bid:

- Purchase price;
- Proof of funding;
- Details of solicitors to be instructed;
- Details of the anticipated purchase timetable;
- Confirmation that a 10% non-refundable deposit will be paid on exchange of contracts;
- Track record.

11. TIMING

The method of disposal is by informal tender and the deadline for bids is **12 noon Friday 13th October 2017**. Interviews will be held shortly thereafter.

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.

12. VAT

Please note that VAT will be charged on the sale of the Property.

13. IMPORTANT NOTICE

Savills and the vendors give notice that (i) these particulars are produced in good faith and are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intended purchaser should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them; and (ii) no person in the employment of the agents, or the vendors has authority to make or give any representation or warranty whatever in relation to this property, (iii) intending purchaser seeking to rely on any survey, report assessment or statement produced for the vendors by any third party must make their own arrangements with the relevant third party.

Please be aware that all plans are subject to the purchaser's surveys and due diligence.

14. FURTHER INFORMATION

The full Information Pack relating to the entire Property can be found within the online Data Room, accessed at www.savills.com/herringswell and an index is provided at **Appendix 1**.

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

Abigail Jones
ajones@savills.com
01223 347094

Rebecca Saunders
Rebecca.saunders@savills.com
01223 347271

Savills (UK) Ltd
Unex House
132 - 134 Hills Road
Cambridge
CB2 8PA

APPENDIX 1 – INFORMATION PACK INDEX

PLANNING

- Accommodation Schedule
- Amended Composite Plan
- Amended Cross Sections
- Amended Proposed Block
- Amended Proposed Elevations
- Amended Proposed Ground Floor
- Amended Proposed Site
- Amended Sketch to Illustrate
- Amended Views – Existing and Proposed
- Analysis and Design Evolution
- Appeal Decision Notice
- Application Form
- Decision Notice (Original Application)
- Design and Access Statement
- Location Plan
- Officer Report
- Proposed First and Second Floor
- Statement of Community Involvement
- Unilateral Undertaking
- Red Line Plan – Herringswell (Revised)

TECHNICAL

- Arboricultural Impact Assessment
- Amended Tree Survey Plan
- Anglian Water Report
- Bat Activity and Emergence Survey
- Drainage Considerations
- Drainage Report
- Environscreen Report
- Habitats Regulations Screening Assessment
- Heritage Assessment
- Landscape Design Strategy Report
- Measured Building Survey
- Phase 1 Habitat Survey
- Structural Survey
- Sustainability Statement

LEGAL

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- Register View – SK232250
- Title View – SK232250