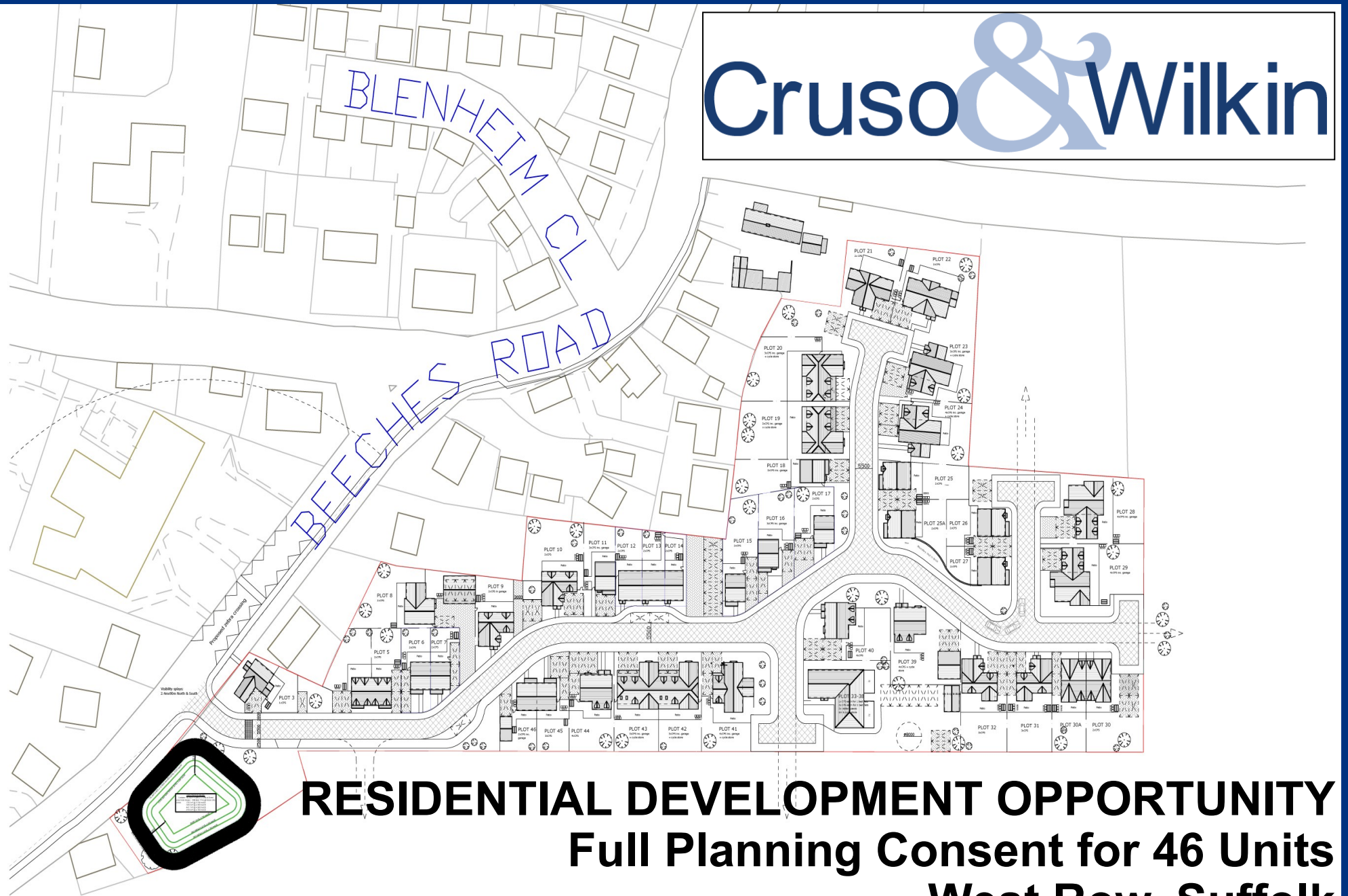


Cruso & Wilkin



**RESIDENTIAL DEVELOPMENT OPPORTUNITY**  
**Full Planning Consent for 46 Units**  
**West Row, Suffolk**

## **A PRIME RESIDENTIAL DEVELOPMENT SITE ON THE EASTERN SIDE OF BEECHES ROAD, WEST ROW, SUFFOLK**

### **Full Planning Permission for 46 units**

### **Extending to approximately 2.34 hectares (5.79 acres) STMS**

#### **Location:**

West Row village is located on the north bank of the River Lark, 2 miles west of the town of Mildenhall, and just south of the large airbase RAF Mildenhall. It is considered part of the Breckland, and sits on the edge of the Fens. It is in close proximity to the following notable towns and cities: Mildenhall 2 miles; Newmarket 10 miles (by rail from Ely - London Kings Cross 1 hour 15 minutes); Ely 13 miles; Bury St Edmunds 17 miles; Norwich 47 miles; Cambridge 24 miles. (All times and distances are approximate).

#### **Situation:**

The village benefits from a range of amenities including a local primary school, The Judes Ferry public house situated alongside the River Lark, a post office/general store, an award winning Fish & Chip shop and a fast food outlet as well as indoor and outdoor bowls, a tennis court, football grounds, enclosed play area and a newly built village hall which provides various activities and entertainment. West Row is only half an hour's drive from historic Bury St Edmunds and just a few minutes from Thetford Forest and Cavenham Heath National Nature Reserve.

West Row is well located for access to Norfolk and the beautiful coastline, Newmarket and The City Cambridge. The A11 trunk road being only 4 miles from the village allows for good access routes to the rest of the country and commutable distance to Cambridge, Newmarket and London.

#### **Development Opportunity:**

The residential development site at Beeches Road extends to approximately 2.34 hectares (5.79 acres) and is offered for sale with the benefit of Full Planning Permission for the development of 46 residential dwellings.

The site is situated in the middle of the village offering the Purchaser the opportunity to benefit from a rising market influenced by the close proximity to the US Air Bases at Mildenhall and Lakenheath. The site as a whole was formerly arable land and is accessed directly from Beeches Road.

#### **Planning and Section 106 Agreement:**

The land offered for sale, as shaded red on the plan attached, has the benefit of Full Planning Permission, Reference: **DC/18/0614/FUL**. This provides consent for the **Residential Development of 46 units** of which 14

are to be affordable housing. The illustrative plans show consent for the following dwellings:

- 4 five bedroom houses ;
- 11 four bedroom houses;
- 14 three bedroom houses including 2 affordable rented units and 1 shared ownership;
- 7 two bedroom houses including 2 affordable rented units and 3 shared ownership;
- 2 three bedroom bungalows;
- 1 two bedroom bungalow;
- 1 one bedroom bungalow;
- 2 two bedroom flats both of which are affordable rental units;
- 4 one bedroom flats all of which are affordable rental units

A copy of the Section 106 Agreement is available upon request but principally includes the following:

- Affordable Housing & Public Open Space: 100% of the affordable housing and the public open space contribution of £86,278.00 to be provided prior to the occupation of 20 open market dwellings.
- Education Contribution: requirement to pay a financial contribution towards additional primary (£24,362.00) and secondary school (£168,299.00) capacities at West Row Academy and Mildenhall College Academy. 50% of the primary school contribution and 50% of the secondary school contribution to be paid prior to the occupation of the first dwelling. The remaining 50% to be paid prior to the first occupation of the 35th dwelling.
- Library Contribution: requirement to pay £736.00 prior to the occupation of the first dwelling.
- Public Transport Contribution: requirement to pay £15,000.00 prior to the occupation of the first dwelling to be used for drop kerbs and shelters on Beeches Road.
- Rights of Way Contribution requirement of £88,920.00 to be paid prior to the occupation of the first dwelling.

The Application and the Section 106 Agreement can be viewed on the Planning pages of West Suffolk Council website. We would advise potential Purchasers to seek clarification on any points from the Planning Department, Development Services. Tel: 01284 763233

## GENERAL INFORMATION

### Directions:

From the Barton Mills roundabout take the A1101 through Mildenhall and at the roundabout take the second exit onto Queensway, continue onto West Row Road which then turns into Mildenhall Road. Keep lefthanded on Mildenhall Road and enter the village. Turn left onto Beeches Road and the site entrance is on the lefthandside opposite West Row Academy and will be identifiable by this Firm's 'For Sale' board.

### Method of Sale:

The development land is initially offered for sale by private treaty. The Vendors and their Agents reserve the right to invite best and final offers within a pre-determined timescale, and/or offer the property for sale by private auction.

### Information Pack:

An information pack is available on request. Please contact Cruso & Wilkin to obtain further details. Project documentation such as reports, drawings and surveys will be assigned to the Purchaser by way of a letter of reliance based upon the Consultants' standard wording.

### Tenure and Possession:

The whole property is to be offered freehold with the benefit of vacant possession upon completion.

### Offers:

Offers are invited for the freehold interest of the land with vacant possession upon completion. Offers should include the following information:

- Identity of the purchaser
- The purchase price (The Vendors are seeking a 10% deposit on exchange of contracts with the balance to be paid on completion)
- Confirmation and availability, and source of funding

### Services:

The property does not have the benefit of any services although there is the scope to connect to the mains water, drainage and electricity supplies.

### Viewing:

Viewing is to be strictly by prior appointment with the Vendors' Agents, Cruso & Wilkin Tel: 01553 691691. All viewings are to be conducted during daylight hours and on foot only, with a copy of these details in hand.

### Health & Safety:

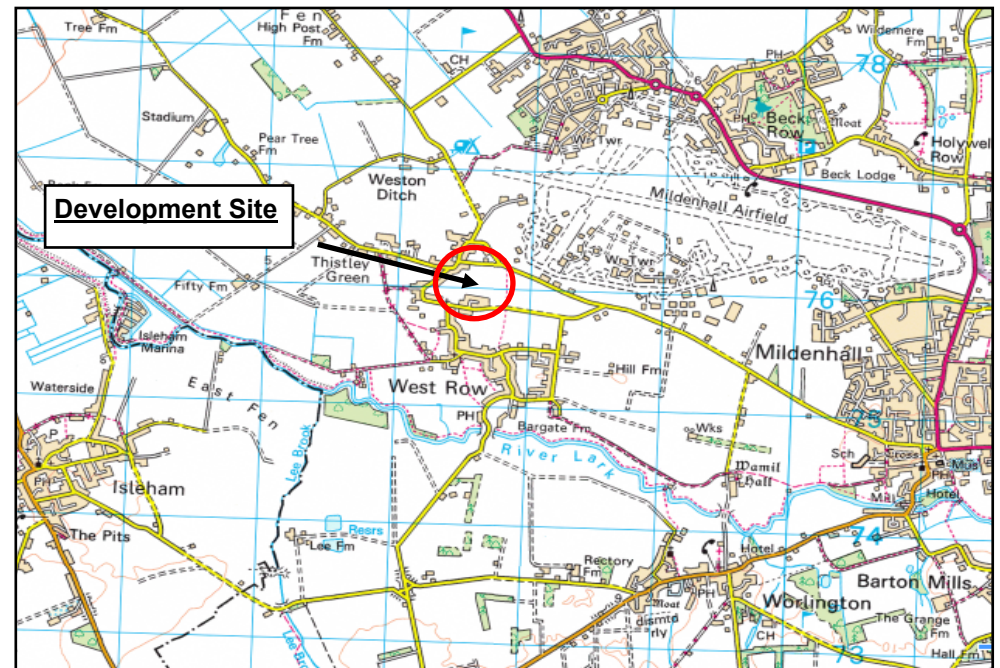
Given the potential hazards of a working farm and for your own personal safety we would ask you to be as vigilant as possible when making an inspection, particularly around farm machinery. We regret to advise that children, dogs and/or pets are not permitted on the land when viewing.

### Wayleaves, Easements and Rights of Way:

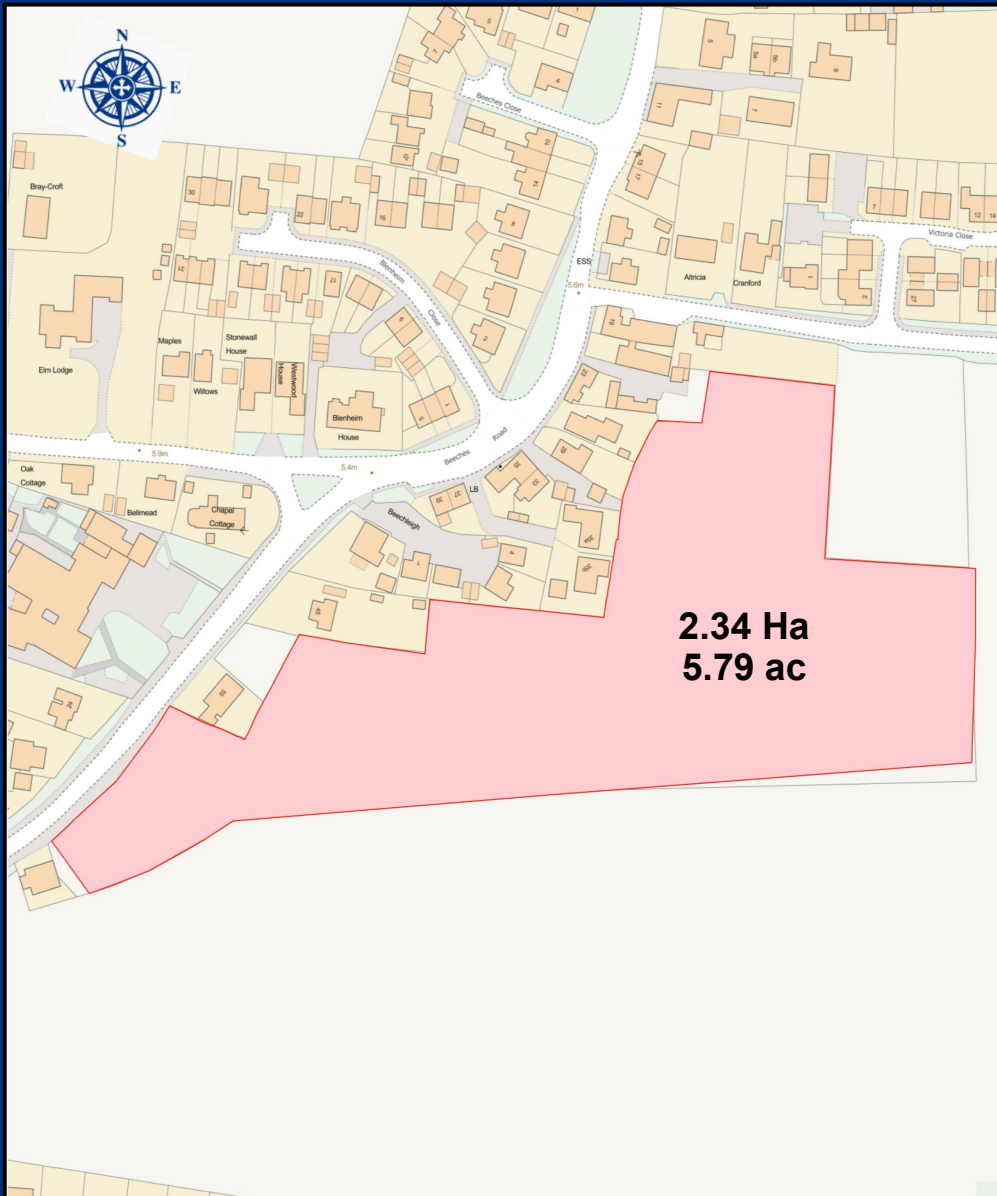
The property is offered, subject to and with the benefit of all existing rights of way whether public or private light, support, drainage or water, electricity supplies and other rights and obligations, easements quasi-easement and restrictive covenants and all existing and proposed wayleaves, poles, masts, pylons, stays, cables, drains, water, gas and other pipes whether referred to herein or not.

### Boundaries, Plans, Areas, Schedules and Disputes:

The Purchaser will be deemed to have full knowledge of the boundaries and areas and any mistake or error shall not annul the sale or entitle any party to compensation in respect thereof. Should any dispute arise as to the boundaries or any points arise on the general remarks, stipulations, particulars, schedule, plan or the interpretation of any of them, questions shall be referred to the selling Agents whose decision acting as experts shall be final.







### Residential Development Site—Beeches Road, West Row

**Cruso & Wilkin**

Particulars, Photographs and  
Plans prepared January 2021

Based upon the Ordnance Survey with the  
sanction of the controller of H.M. Stationery  
Office. Copyright reserved. Not to Scale