

**RAPLEYS**

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**0370 777 6292**

# FREEHOLD FOR SALE

## Prime Residential Development Opportunity

Tayfen Road  
Bury St Edmunds, Suffolk IP33 1TA

CONTACT **Angus Irvine**  
07767 463884 | [angus.irvine@rapleys.com](mailto:angus.irvine@rapleys.com)  
**Charles Alexander**  
07831 487420 | [charles.alexander@rapleys.com](mailto:charles.alexander@rapleys.com)



Located close to Bury St Edmunds town centre with excellent transport links

Outline planning consent for 188 units comprising of 59 family homes and 129 spacious apartments

Favourable affordable housing requirement

Closing date for offers 12pm  
Wednesday 12 September 2018

[www.tayfendevlopment.com](http://www.tayfendevlopment.com)





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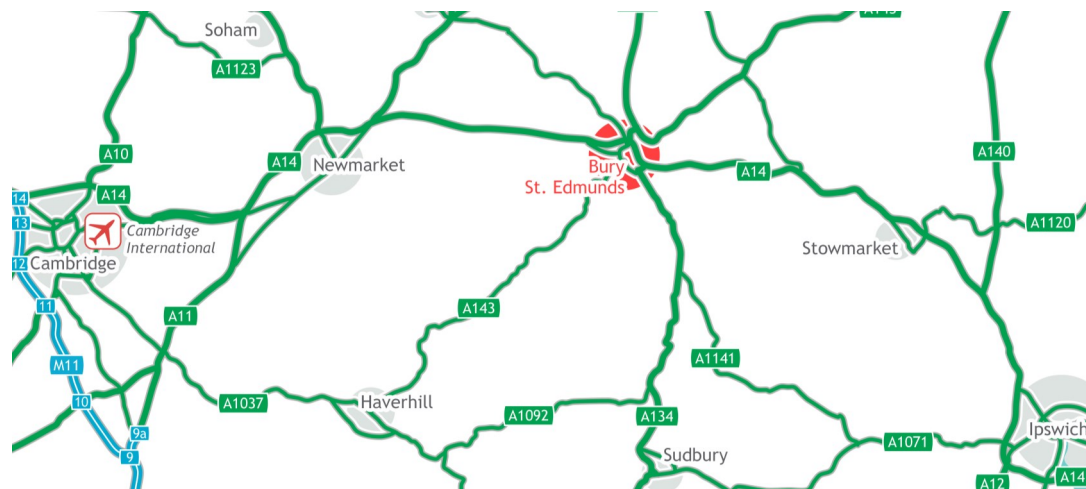
### Bury St Edmunds

A Cathedral town with a 1,000 years of history, Bury St Edmunds offers award winning restaurants and benefits from an extensive range of local services and retail space. The High Street remains a busy attraction with national and local operators including M&S and Waitrose. The town further benefits from the Arc shopping centre which includes 38 outlets. The town has a population of 50,000 residents of which 77% are owner occupiers with a median household income of £32,229. Bury St Edmunds has become a cultural and retail centre for Suffolk with tourism now being a major part of the economy.

### Description

Tayfen Road is on the edge of the town centre and extends to 3.52 hectares (8.7 acres). The development is situated in a predominantly residential area with existing residential developments to the west, south and east of the development. The site is currently vacant apart from two buildings that will be demolished by the Vendors, the topography of the site is level with access directly from Tayfen Road (A1302) and Spring Road.

Tayfen Road is allocated within the Bury St Edmunds Vision 2031, which provides a strategic framework for managing the expected growth in the town over the next two decades. The site is identified within the Tayfen Road Masterplan (adopted February 2016), which was prepared to support mixed use development for residential, retail warehousing, foodstore and leisure uses. The masterplan provides the next level of detail from the Station Hill and Tayfen Road Concept Statement.



### Location

Tayfen Road is within walking distance to the town centre of Bury St Edmunds. To the west of the town is Newmarket 14 miles, Cambridge 28 miles and approximately 28 miles to the east is Ipswich.

**Road:** Junction 43 of the A14 motorway is approximately 600 metres from Tayfen Road linking the Midlands in the west and the major ports of Harwich and Felixstowe in the east.

**Rail:** The site is situated approximately 250 metres from Bury St Edmunds train station with regular trains to Cambridge, Ipswich and Peterborough, which provides connections on to London Kings Cross and London Liverpool Street.

**Air:** Stansted Airport is 49 miles and Norwich International Airport is 48 miles away.

**Bus:** The town bus station is 200 metres south of Tayfen Road and has direct buses to local villages and towns as well as cities throughout the UK.

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### Planning

Allocated for redevelopment within the Bury St Edmunds Vision 2031, Outline Planning Permission (DC/15/0689/OUT) was granted by St. Edmundsbury Borough Council on 1 December 2017 for the development of up to 215 dwellings, a 60 bed care home, with associated landscaping and car parking.

### Affordable Housing & Section 106.

The overall scheme has a 20% affordable housing contribution over the 215 dwellings. The affordable housing will comprise 80% affordable rented dwellings and 20% shared ownership housing.

The signed Section 106 agreement has the following contributions:

- Highway contribution - £500 per dwelling
- Library contribution - £3,440
- Off site facilities contribution - £225,000
- Pre school contribution - £134,002
- Primary school contribution - £146,172



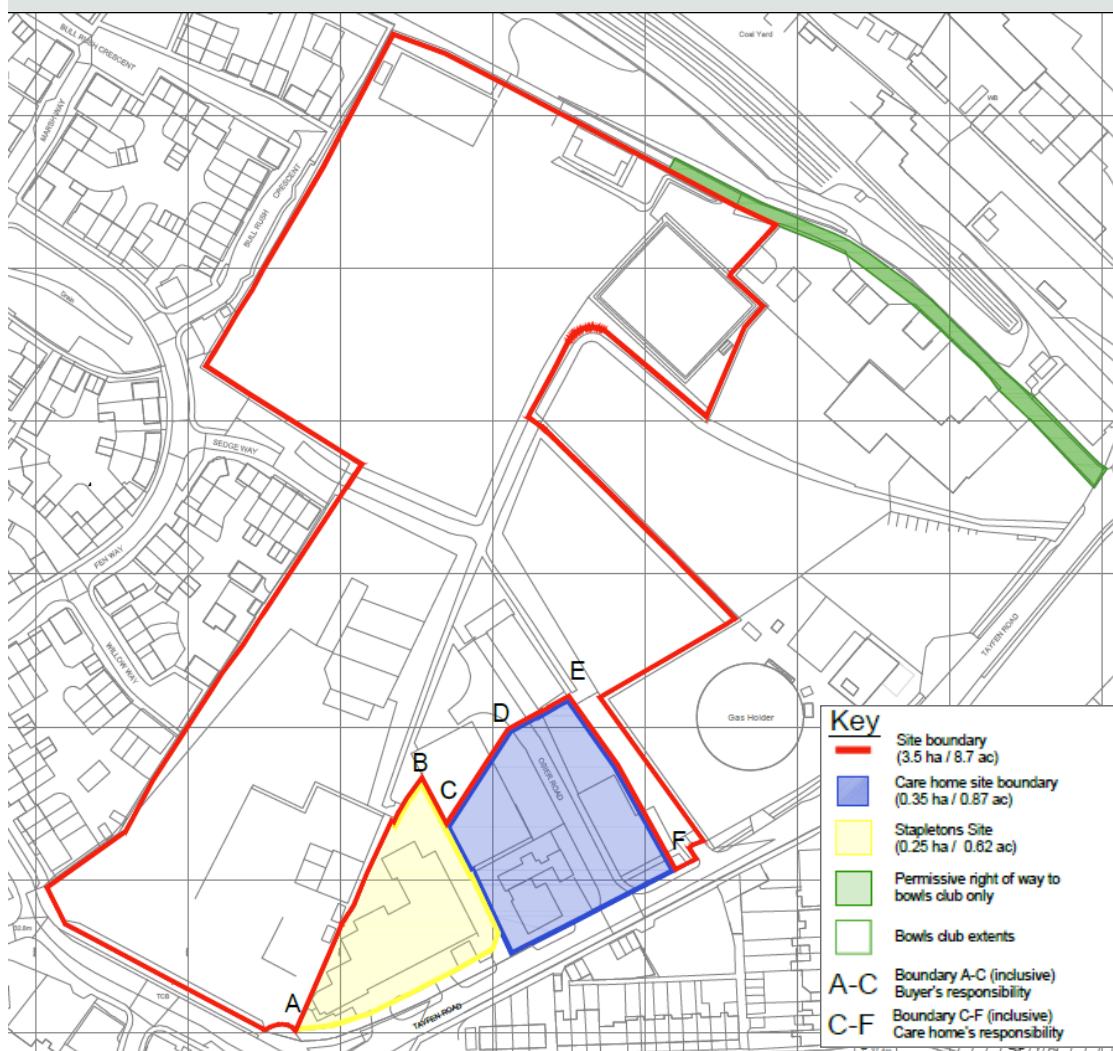
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### The Opportunity

The site available for sale extends to 3.52 hectares (8.7 acres) as shown in edged red on the adjoining sale plan. The area identified accommodates 188 units, there are two areas excluded from the sale that form part of DC/15/0689/OUT application site.

Firstly, the area shaded yellow known as the “Stapletons” (which accommodates 27 residential units) as per the wider consent.

Secondly, the area shaded blue being the care home site, which is currently under offer.

Type of accommodation	Number of units	Total sq m
1 Bed Apartment	45	2,211
2 Bed Apartment	80	5,535
3 Bed Apartment	4	385
2 Bed House	14	1,118
3 Bed House	33	4,446
4 Bed House	12	1,587
<b>Total residential units</b>	<b>188</b>	<b>15,282</b>

Offers are invited for the freehold area edged red. As part of any sale the Vendor will require the Purchaser to:

1. Obtain reserved matters planning consent for the land edged red and Stapletons shaded yellow, included within the planning consent DC/15/0689/OUT for 215 residential units.
2. The Purchaser will be responsible for delivering all the affordable housing provision as detailed in consent DC/15/0689/OUT within the site to be acquired.
3. The Purchaser will be responsible for all Section 106 contributions in accordance with the planning consent DC/15/0689/OUT with the exception of the Highway Contribution, which is on a per dwelling basis.



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All submissions should also include the following information:

- Details of any conditions attached to your offer
- Anticipated timeframe for Exchange and Completion
- Confirmation of deposit amount/percentage
- The identity of the purchaser, along with any appropriate supporting information including the ultimate owner or parent company, structure and registered office
- Confirmation of funding proposals and any third party approvals required, please provide proof of funds
- Provide details of any elements of conditionality within the proposal or any assumptions made
- Detail of internal approval process required to sanction the purchase
- Please confirm you and your solicitors have reviewed the documentation on the website ([www.tayfendevlopment.com](http://www.tayfendevlopment.com))
- Provide details of the solicitors who will be acting on your behalf in this transaction

Our client reserves the right not to accept the highest or any other offer received. The deadline for offers is **midday 12 September 2018**.



### Tenure

The site is for sale freehold with vacant possession, please note the Vendor will be responsible for demolition of the current structures on site.

### Environmental

The Vendors have undertaken extensive ground condition surveys which have found that remediation is not required, the reports can be found on the website.

### VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

### Further Information

For further information please register at [www.tayfendevlopment.com](http://www.tayfendevlopment.com)

### Viewing

Viewings are strictly by appointment only. Please contact the selling agent for further information on access.

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