

On the instructions of Pigeon Investment Management Ltd

For Sale by Informal Tender

RESIDENTIAL DEVELOPMENT OPPORTUNITY



LAND AT BURY ROAD, HOPTON,
SUFFOLK, IP22 2NT

Bid Date: 12 Noon on Friday 3rd November 2017



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1.0 **INTRODUCTION**

On behalf of the Landowner, Savills (UK) Ltd (“Savills”) 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 resolution to grant 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 contribution towards alterations and extensions to Hopton Village Hall.

The method of disposal is by informal tender and the deadline for the bids to be submitted is **12 Noon on Friday 3rd November 2017**.

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.

Interviews will be held on the **8th and 9th of November**. Prospective purchasers will be notified by **Tuesday 7th November 2017** should they be required to attend and Savills requests prospective purchasers keep these dates free.

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

2.0 **LOCATION**

Hopton is a village located in the St Edmundsbury district of Suffolk. 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 B1111 runs directly 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.

Certain amenities are available within the village including All Saints Church, High Street, care centre, coffee shop, hairdressers and Village Hall with shop and post office.

Education needs are provided for by Hopton CEVC Primary School. The primary school (Ofsted Rating Good) also provides pre-school and nursery facilities.

3.0 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).

4.0 ACCESS

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

5.0 PLANNING

Policy

The Property falls under the planning jurisdiction of St Edmundsbury Borough Council. Planning control policies are contained within the St Edmundsbury Borough Council Local Plan, and in particular the Core Strategy. The Core Strategy was adopted by the Council in 2010 and sets out the spatial framework for the District. This document also forms part of the St Edmundsbury Borough Council Local Development Framework.

St Edmundsbury Borough Council adopted Vision 2031 in September 2014. These documents form part of the Local Plan and identifies where growth will be allowed and what services allow a good quality of life. Three Vision documents were adopted namely Bury St Edmunds Vision 2031, Haverhill Vision 2013 and Rural Vision 2031. The Property is identified in the Rural Vision 2031 under policy RV21.

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	Resolution to Grant

green, landscaping, ancillary works and creation of new vehicular access onto Bury Road .

A copy of the planning application documents can be found within the Information Pack.

Section 106 Agreement

The Section 106 is currently being negotiated with the Council.

However, we understand that the following S106 contributions are sought;

- Primary School Contribution - £97,448
- Libraries - £7,992
- Transport - £6,000
- Public Rights of Way Improvements - £20,550
- Affordable Housing Contribution - £6,500
- Community Facilities Contribution - £334,125
- Total contribution of: £472,615

Suffolk County Council have removed the contributions for pre-school and sixth form totalling approximately £45,000. The revised Section 106 is being approved by officer's Delegated Powers.

Scheme

The following mix of accommodation is defined as follows:

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

6.0 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

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.

7.0 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.

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

8.0 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 C to D on the Contract Plan.

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

Please note that the car park for the doctor's surgery hatched blue on the Contract Plan cannot be developed without the Vendor's consent by way of a positive covenant.

9.0 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.

10.0 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;

- Confirmation that the purchaser will pay the vendor's reasonable legal fees (non-refundable and non deductible);
- 10% non-refundable deposit to be paid on exchange of contracts;
- Timescale from exchange to completion;
- Solicitors details;
- Proof of funding;
- Due diligence prior to exchange.

The sale is by informal tender; bids should be sent in a sealed envelope to Savills (UK) Limited, Unex House, 132-134 Hills Road, Cambridge, CB2 8PA and be received by **12 noon on Friday 3rd November 2017**. The envelope should be marked "**Hopton – TPF**".

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.

11.0 TIMING

The method of disposal is by informal tender and the deadline for bids is **12 noon on Friday 3rd November 2017**

Interviews will be held on the **8th and 9th of November**. Prospective purchasers will be notified by **Tuesday 7th November 2017** should they be required to attend and Savills requests prospective purchasers keep these dates free.

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.

12.0 VAT

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

13.0 IMPORTANT NOTICE

Savills and the vendor 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. If requested, project documentation such as reports, drawings and surveys will be assigned to the Purchaser by way of a letter of reliance based on the Consultants standard wording providing the same benefit as the Vendor has enjoyed.

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

14.0 FURTHER INFORMATION

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

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

Tom Fraser
01223 347038
tfraser@savills.com

Rebecca Saunders
01223 347271
rebecca.saunders@savills.com

Savills
Unex House
132 - 134 Hills Road
Cambridge
CB2 8PA

Tel. 01223 347000
Fax. 01223 347111

Appendix 1 – Dataroom Index

Planning

- Affordable Housing Location
- Amended plan – Proposed levels
- Amended Site Layout
- Amended Site Levels
- Application Form
- D&A Statement
- Development Brief
- Development Brief – Appendix 1
- Development Brief – Appendix 2
- Development Brief – Appendix 3
- Development Brief – Appendix 4
- Development Brief – Appendix 5
- Development Brief – Appendix 6
- Development Brief – Appendix 8
- Existing Village Hall – Elevations and Floor Plans
- Garages – Elevations and Floor Plans
- House Types 2A & 3A
- House Types – 3Ai & 3B – Elevation and Floor Plans
- House Types – 4Ai & 4B – Elevation and Floor Plans
- House Types 3C & 4A – Elevation and Floor Plans
- House Types 4C & 4D – Elevations and Floor Plans
- House Types 4E & 4F – Elevations and Floor Plans
- House Type 5A – Elevation and Floor Plans
- House Types AF1, AH2 & AH2i – Elevation and Floor Plans
- House Types AH3 & AH3i – Elevation and Floor Plans
- Landscape Design Strategy
- Landscape Masterplan
- Location Plan
- Planning Application Summary
- Planning Obligations
- Proposed Locations of Village Gateway Features
- Proposed Site Access & On-Site Highway Works

- Street Elevation Locations
- Street Elevations
- Street Elevations 2
- Surgery – Elevations and Floor Plans
- Draft S106 Agreement
- Hopton South Draft Planning Conditions
- Contract Plan
- Landscape Master Plan (Updated)

Technical

- Arboricultural Impact Assessment
- Archaeological Evaluation Report
- Breeding Bird Survey Report
- Ecological Report
- Flood Risk Assessment
- Framework Travel Plan
- Full Contamination Testing Plan
- Preliminary Foul and Surface Water Drainage Strategy
- Preliminary Foul Surface Drainage Plan
- Transport Statement – Part 1
- Transport Statement – Part 2
- Tree Survey
- Tree Survey 2
- Utilities & Services Report
- Water Framework Directive – Preliminary Assessment

Legal

- Register View – SK197218
- Title Plan – SK197218