



**Parcel W5, Brightwell Lakes, Ipswich**  
**Prime Residential Development Opportunity**

**Taylor Wimpey**

 **CERES**  
PROPERTY



## Parcel W5, Brightwell Lakes, Ipswich

An exciting opportunity to acquire a serviced residential development site with the benefit of outline planning permission for 69 dwellings with 25% affordable housing provision.

- Excellent opportunity to be part of this new and exciting sustainable community
- Fully serviced and easily deliverable once reserved matters has been granted
- Site area of approximately 4.69 acres (1.89 hectares)
- Easy access into Ipswich and the Suffolk countryside
- Offers sought on an “unconditional” basis
- For sale by informal tender

### Location

Brightwell Lakes is located on the eastern edge of Ipswich, to the south of Adastral Park, only 3 miles (5km) from Ipswich town centre. The new sustainable community will have easy access onto the A12, providing links north/west to Woodbridge and the Suffolk coast, south/west towards Colchester and north Essex and north/west towards Bury St Edmunds and Cambridge via the A14.

The location benefits from regular bus services in and out of Ipswich and the surrounding area as well as easy access to Ipswich train station, around a 20 minute drive away, that provides a Greater Anglia service in and out of London Liverpool Street, 3 times per hour.

The site is bound by the A12, Adastral Park, open countryside and Ipswich Road to the south, which provides access to the picturesque village of Waldringfield that lies on the banks of the River Deben.

The area offers excellent local amenities including supermarkets and shops to the North at Adastral Park as well as a bakery, pharmacy and post office at Martlesham and a number of well regarded public houses in nearby villages.

## Description

The scheme is a new and sustainable community which will comprise of up to 2,000 homes, two local centres, a school, recreational grounds, and extensive open space. The new development will benefit from easy access to Ipswich but having the benefit of the Suffolk countryside on its doorstep. The total development extends to approximately 279 acres with parcel W5 equating to 5.81 acres (2.35 hectares).

The parcel is broadly rectangular, level in nature and is located on the southern side of the scheme, just off the main estate road, off the A12 and to the north of Ipswich Road, a quiet country road providing access to Waldringfield. The master developer is Taylor Wimpey who has commenced the first phase of development, the subject parcel is known as W5 and will benefit from being fully serviced.

## Planning

Brightwell Lakes is within the administrative boundaries of East Suffolk Council and was approved in April 2018 under reference DC/17/1435/OUT for:

"outline planning application for up to 2000 dwellings, an employment area of c0.6ha (use class B1), primary local centre (comprising use classes A1,A2,A3,A4,A5,B1,C3,D1 and D2), secondary centre (comprising possible use classes A1, A3 and A4), a school, green infrastructure, (including suitable accessible natural greenspace (SANGs), outdoor play areas, sports ground and allotments/ community orchards), public footpaths and cycleways, vehicle accesses and associated infrastructure."

The approval of the reserved matters for the principal infrastructure off the A12 was granted in July 2022, under reference DC/18/2774/ARM, this will provide the access and servicing for parcel W5.

## S106 Agreement

The S106 Agreement was signed in April 2018 and includes various financial contributions and a 25% affordable housing provision across the scheme. The master developer will cover the majority of the contributions with the purchaser being responsible for education contributions and affordable housing, full details can be found within the S106 tracker contained within the information pack.

## CIL

East Suffolk have recently adopted the Community Infrastructure Levy in August 2023; however, this site is exempt as per the adopted CIL policy relating to strategic sites.

## Tenure

The site is to be sold freehold, with vacant possession.

## Easements, Wayleaves and Rights of Way

The site is offered subject to, and with the benefit or burden of all existing rights of way, wayleaves and easements whether or not specifically referred to in these sale particulars.

## Services

Prospective purchasers are advised to make and rely upon their own enquiries with the relevant service providers; however, more information is contained within the information pack.

## VAT

Prospective purchasers should be aware the purchase price will be subject to VAT and all offers should be clearly stated as a figure plus VAT. Please refer to the bidding guidelines.

## Method of Sale

Offers are invited by way of informal tender. Prospective purchasers are directed to the sales summary and bidding guidelines contained within



# Taylor Wimpey



## Information Pack

Access to an information pack containing all relevant sales information, technical reports and planning information is available on request. For access, please contact Susan Holmes. Susan.holmes@ceresproperty.co.uk

## Bidding Guidance

Offers should be submitted by Friday 2nd February 2024, in accordance with the instructions contained within the bidding guidelines.

## Inspections

Inspections should be arranged by prior appointment with the selling agents.

## Contact

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