



# RESIDENTIAL DEVELOPMENT OPPORTUNITY

LAND WEST OF NORWICH ROAD, HALESWORTH





## SUMMARY

An exciting opportunity to acquire a self-contained residential development site.

- Detailed planning permission for 80 no. Assisted Living Units allowed with conditions
- Site area of c.14.3 acres (5.8 ha)
- Situated in Halesworth
- For sale by Informal Tender
- For sale on either Subject to Planning or Unconditional basis

## LOCATION

Halesworth, Suffolk, is a market town with a population of approximately 5,000 people. The town is situated approximately 10 miles to the west of Southwold, and 18 miles southwest of Lowestoft.

Halesworth has a train station on the East Suffolk Line, providing regular services to Ipswich, where onward connections to London Liverpool Street and other destinations are available. Road access is provided by the A144 and nearby A12, linking the town to surrounding areas.

The town offers a range of services, including primary and secondary schools, a GP surgery, and a library. Halesworth's central area features a variety of independent shops, cafes, and restaurants. Additional services and amenities, including larger retail stores, hospitals, and leisure facilities, can be found in Ipswich (28 miles) and Norwich (25 miles).



## DESCRIPTION

The site measures 14.3 acres (5.8 hectares) with vehicular access taken from Norwich Road to the east, and a secondary pedestrian access taken from Old Station Road to the south.

The site is split broadly into two halves, with the eastern half being agricultural and the western being overgrown shrubland.

The land is contained within four Land Registry Titles, with the eastern three (coloured red on Pg2) within the existing planning approval, and the western parcel (coloured blue) also included.

The land is bound by residential properties to the east and south, the train line to the west, and shrubland and commercial uses to the north.

## PLANNING

The site benefits from detailed planning approval for an "Assisted living development (Class C2) comprising, 80 assisted living units, communal / health facilities, access, roadways, parking, open space and landscaping".

This approval was submitted under reference DC/21/3016/FUL and was granted at appeal under reference (APP/X3540/W/22/3301868).

Following the approval, many of the pre-commencement planning conditions have been discharged.

Further information including a full planning summary and condition tracker is included within the Data Room.

[Planning Application Link](#)

## CIL

East Suffolk Council adopted the Charging Schedule on the 28th June 2023 and came into effect on 1st August 2023.

Bidders will need to make their own enquiries as to whether CIL will be applicable for their proposal.

## TENURE

The site is to be sold freehold with vacant Possession.

## EASEMENTS, WAYLEAVES & 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 sales particulars.

## SERVICES

More information is included within the Data Room, but prospective purchasers are advised to make and rely upon their own enquiries with the relevant service providers.

## DATA ROOM

Access to the Data Room containing all relevant sales information, technical reports and planning information is available on request.

For access, please contact the Selling Agent.



## BIDDING GUIDELINES

Offers should be submitted by midday on Wednesday 19<sup>th</sup> February 2025, in accordance with the directions within the Bidding Guidelines.

## METHOD OF SALE

Offers are invited on either an Unconditional or Subject to Planning basis, and by way of Informal Tender. Prospective purchasers are directed to the Sales Summary and Bidding Guidelines contained within the Data Room for further information.

## INSPECTIONS

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

## CONTACT

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