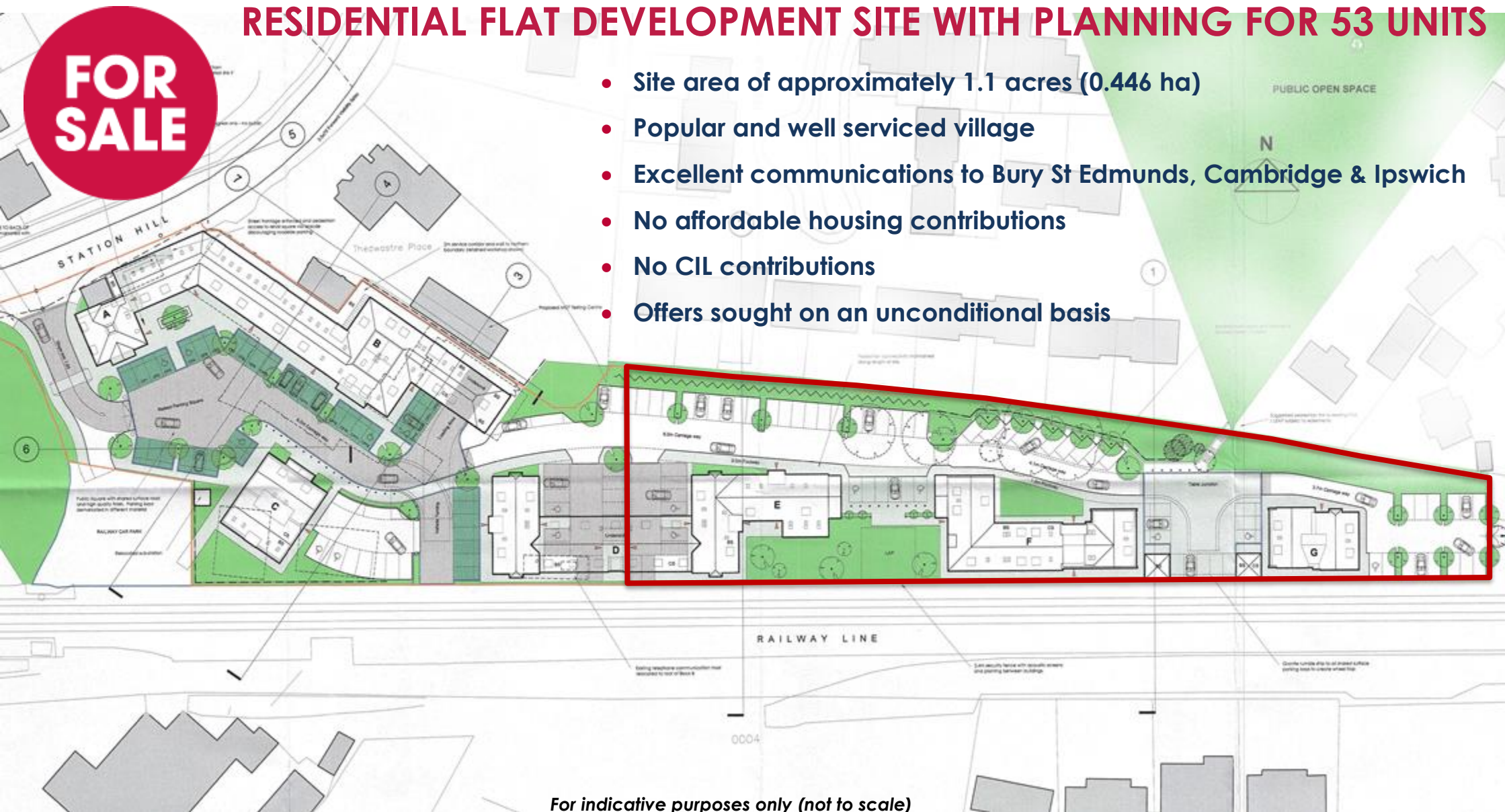


**FOR
SALE**

RESIDENTIAL FLAT DEVELOPMENT SITE WITH PLANNING FOR 53 UNITS

- Site area of approximately 1.1 acres (0.446 ha)
- Popular and well serviced village
- Excellent communications to Bury St Edmunds, Cambridge & Ipswich
- No affordable housing contributions
- No CIL contributions
- Offers sought on an unconditional basis



For indicative purposes only (not to scale)

Location

Thurston is a popular and well served village located approximately five miles east of Bury St Edmunds and with a resident population of 3,300 (Census 2011). It is well connected being situated only two miles north of Junctions 45 and 46 of the A14 and having its own railway station.

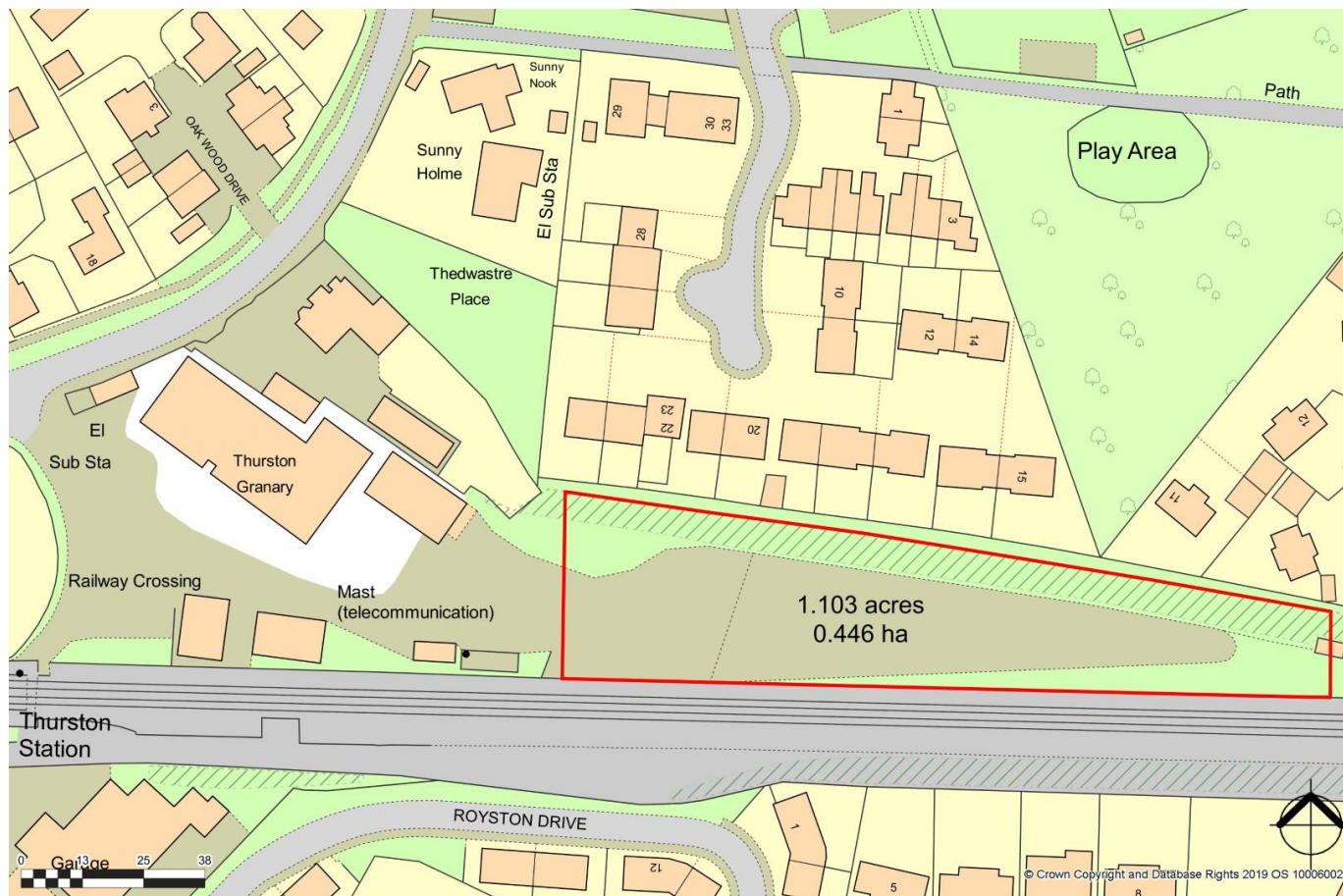
The village is extremely well serviced with a railway station, a good selection of local shops, post office, Co-Op convenience store and two public houses, The Fox & Hounds and The Victoria. The village also has a veterinary practice as well as primary school & secondary/sixth form colleges (Thurston Primary School - Ofsted Good & Thurston Community College - Ofsted Good). A wide variety of popular and well supported community offerings are also provided including the New Green Centre, Thurston Football Club and Thurston Rugby Club.

The subject site is conveniently situated on Station Hill, within close proximity to the railway station and immediately adjacent to the Co-Op convenience store and other local amenities.

The nearest notable settlements to Thurston are:

- | | |
|-------------------|---------------------|
| • Bury St Edmunds | 5 miles west |
| • Thetford | 13 miles north |
| • Ipswich | 22 miles south east |
| • Newmarket | 22 miles west |
| • Cambridge | 34 miles west |

Thurston railway station is situated on the Ipswich to Ely line and provides hourly commuter services to Ipswich, Cambridge, Bury St Edmunds, Ely and Newmarket. As well as connecting services to London Liverpool Street (via Stowmarket) or London Kings Cross (via Cambridge).



Description

The site comprises a single parcel of land accessed from Station Hill, Thurston. The site is bounded by residential properties on Field View and public open space forming part of the New Green Centre to the north. To the south the site boundary abuts the Ipswich to Ely railway line. To the east the land forms part of the railway embankment and to the west the site adjoins and shares access with the first phase of redevelopment of the Old Granary site.

The first phase has been successfully developed by the Vendor and comprises six ground floor retail units, all let and anchored by the Co-Op, and nine first floor flats.

The second phase and subject site, comprises three blocks of residential flats (E, F & G) with associated parking, circulation and landscaping areas. A total of 53 units are provided within the three blocks, each of which are arranged over four floors. The mix of unit sizes is as follows:

	One Bed	Two Bed	Total
Block E	10	8	18
Block F	15	9	24
Block G	11	0	11
Total	36	17	53

The Vendor will be retaining the land associated with Block D and existing workshop in order to develop further retail units and associated car parking.

By reference to Ordnance Survey plans we calculate the total site area extends to approximately **1.1 acres (0.446 hectares)**.

There are no affordable housing or CIL contributions required under the current planning consent.



Planning

Planning was granted at Appeal on 19 May 2015 under the following appeal References:

Appeal A - APP/W3520/A/14/2223510

Relating to application Ref 2613/11 dated 29 January 2011.

Appeal B - APP/W350/A/14/2226787

Relating to application Ref 3181/13 dated 29 October 2013.

The permission is subject to a number of conditions, the majority of which are considered standard and a number have already been approved (details available on request). Planning has been implemented under the first phase of development. Full planning information can be found in the Dataroom.

Services

Mains electricity, gas, water and drainage are understood to be available to service the site. Interested parties should satisfy themselves that these services are available for connection and adequate for their intended purposes.

Tenure

Freehold, with no occupational tenancies.

The adjoining site is subject to one occupational tenancy of part of the site for a telecommunications mast. The tenant has received a Tomlin Order dated 28 July 2020 ordering them to exit the site and provide vacant possession by no later than 23:59 on 30 June 2021.

Legal Costs

Each party to bear their own legal costs incurred in this transaction.



Data Room

Further information relating to the planning permission on the site can be accessed via this link:

<https://www.hazells.co.uk/property/old-granary-thurston/>

Tender Process

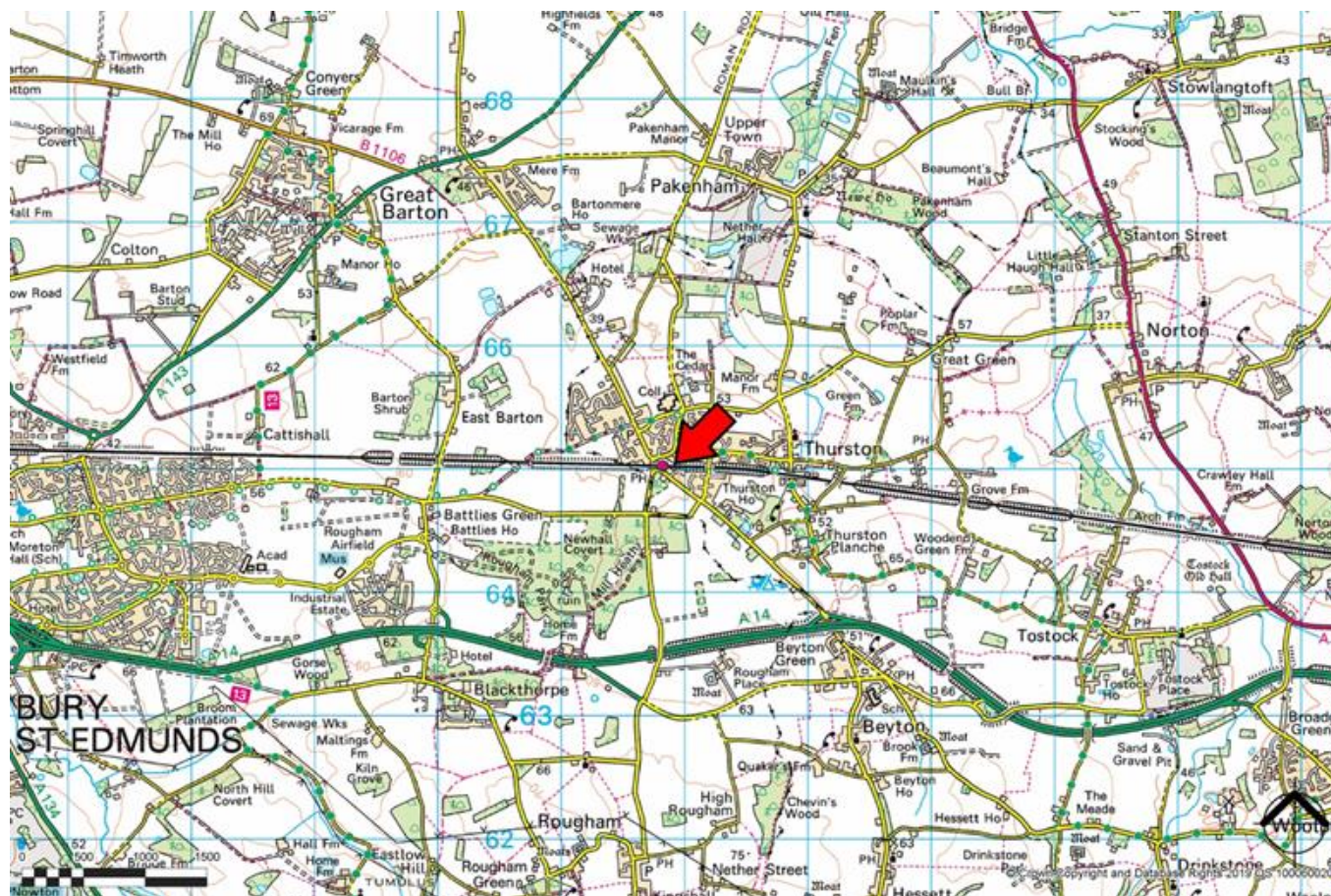
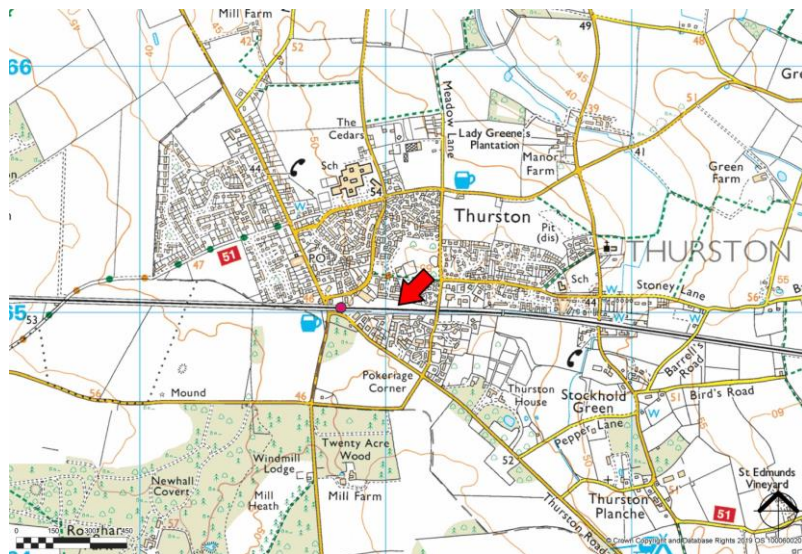
Offers are invited for the freehold interest on an unconditional basis.

Viewing & Further Information

The site can be viewed from Station Hill during daylight hours. Parties that are interested in entering the site must contact the sole agent Hazells Chartered Surveyors - 01284 702626 or email the following:

Richard Pyatt MRICS
richard@hazells.co.uk

Jonathan Lloyd MRICS
Jonathan@hazells.co.uk



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