

A parcel of strategic amenity land extending to approximately 9.26 acres (3.75 ha) on the boundary of the west Suffolk town of Lakenheath.

Guide Price
£150,000 Freehold
Ref: W174/H

Land at
South Road
Lakenheath
Suffolk
IP27 9AT



A parcel of strategic amenity land extending to approximately 9.26 acres (3.75 ha) with potential for development, subject to planning permission.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Method of Sale

We have been instructed to offer the property for sale by private treaty inviting offers for the whole with the intention of achieving exchange of contracts as soon as possible with completion by agreement. A deposit of 10% of the purchase price will be payable on exchange of contracts.

Vendor's Solicitors

Rudlings Solicitors LLP, 1 Well Street, Thetford, Norfolk IP24 2BL, attn Steven McGrath, Tel. 01842 757434 email steven.mcgrath@rudlingsllp.co.uk.

Location

The land is located off South Road, Lakenheath which is conveniently located on the southern boundary of the popular and bustling town of Lakenheath. The land is easily accessible and within close proximity to RAF Lakenheath. Lakenheath is a busy town with a number of amenities, including a public house, primary school, takeaway shops, sandwich bar and other services.

Description

The land extends to approximately 9.26 acres (3.75 ha) and comprises fallow land. It provides an excellent opportunity to purchase strategic amenity land on the edge of Lakenheath. The land enclosed with hedges, trees and fencing.

The land is accessed directly from the public highway, South Road. There are no buildings or structures erected on the land.

The land is classified as Grade 3 on the DEFRA 1:250,000 Series Agricultural Land Classification Map and is of the Methwold (521) Association. The land is described in detail as being '*well drained calcareous sandy soil associated with similar but non calcareous soils with risk of wind erosion*'.

The land is shown for identification purposes outlined in red on the enclosed plan.

Services

There are no services connected to the land.

Viewings

At any reasonable time, with particulars in hand, subject to prior notification to the selling agent.

Rights of Way, Wayleaves, Easements etc

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements that may affect the land. There is an electricity line overhead of the property with various poles on the land.

Timber, Sporting and Minerals

All sporting rights and standing timber rights (except as reserved by statute or to the Crown) are included within the sale of the freehold. The mineral rights are reserved to the Church Commissioners.

Outgoings

The land is sold subject to any drainage rates and other outgoing that may be relevant.

Boundaries

Boundaries are shown for identification purposes only outlined in red on the enclosed plan. Purchasers should satisfy themselves with regard to these and no error, omission or misstatement will allow the purchaser to rescind the contract nor entitle either party to compensation thereof.

The land is registered with the Land Registry under title SK311754. The Vendor acknowledges there is encroachment on the boundary adjacent to 15 South Road and this parcel of land will be excluded from the sale.

Overage/Restrictive Covenant

There are none to be applied to the sale and the property is sold free of encumbrances.

Town and Country Planning

The property is sold subject to any development plans, Tree Preservations Orders, Ancient Monument Orders and Town and Country schedules or other similar matters as may be or come into force. The land is outside of the settlement boundary for the town of Lakenheath and is not allocated in the Local Plan or Neighbourhood Plan. The land sits adjacent to existing development within the town. The land was submitted previously under the Call for Sites with West Suffolk Council.

A planning opinion has been provided by Evolution Town Planning as follows:- (further details available by request)

The appraisal site offers some potential for a housing development due to its location on the edge of Lakenheath, a settlement historically a location for growth in the Local Planning Authority's area, commercial uses are unlikely due to risk of disturbance to surrounding homes and the poor vehicular access. The current Local Plan classifies the site as countryside and does not allocate the site for development and the emerging Local Plan also does not allocate the site for development.

The Labour Government's planning reforms resulted in new National Planning Policy Framework being published in December 2024, significantly increasing the annual housing requirement in West Suffolk. In due course a new Local Plan will need to increase the delivery of new homes in West Suffolk, providing opportunities for housing providing that site specific constraints can be overcome.

Site specific constraints include mitigating the noise impact from RAF Lakenheath to not have unacceptable impact on the residential amenity of new dwellings. The LPA may consider this an issue that can be overcome, since other sites have been allocated for housing development nearby. Other important constraints are site's relationship to the Breckland Special Area of Conservation/Special Protection Area/RAF Lakenheath SSSI. The MOD Explosives Safeguarding Area will need to be investigated and may result in an 'in principle' objection to development. Providing an appropriate vehicular access will be important as none of the adjacent roads provide a clear and suitable means of access for a housing development in their current form.

Any of these constraints could prevent development. However, the Government requirement to boost housing delivery is an opportunity and as such these constraints should be reviewed in more detail.

VAT

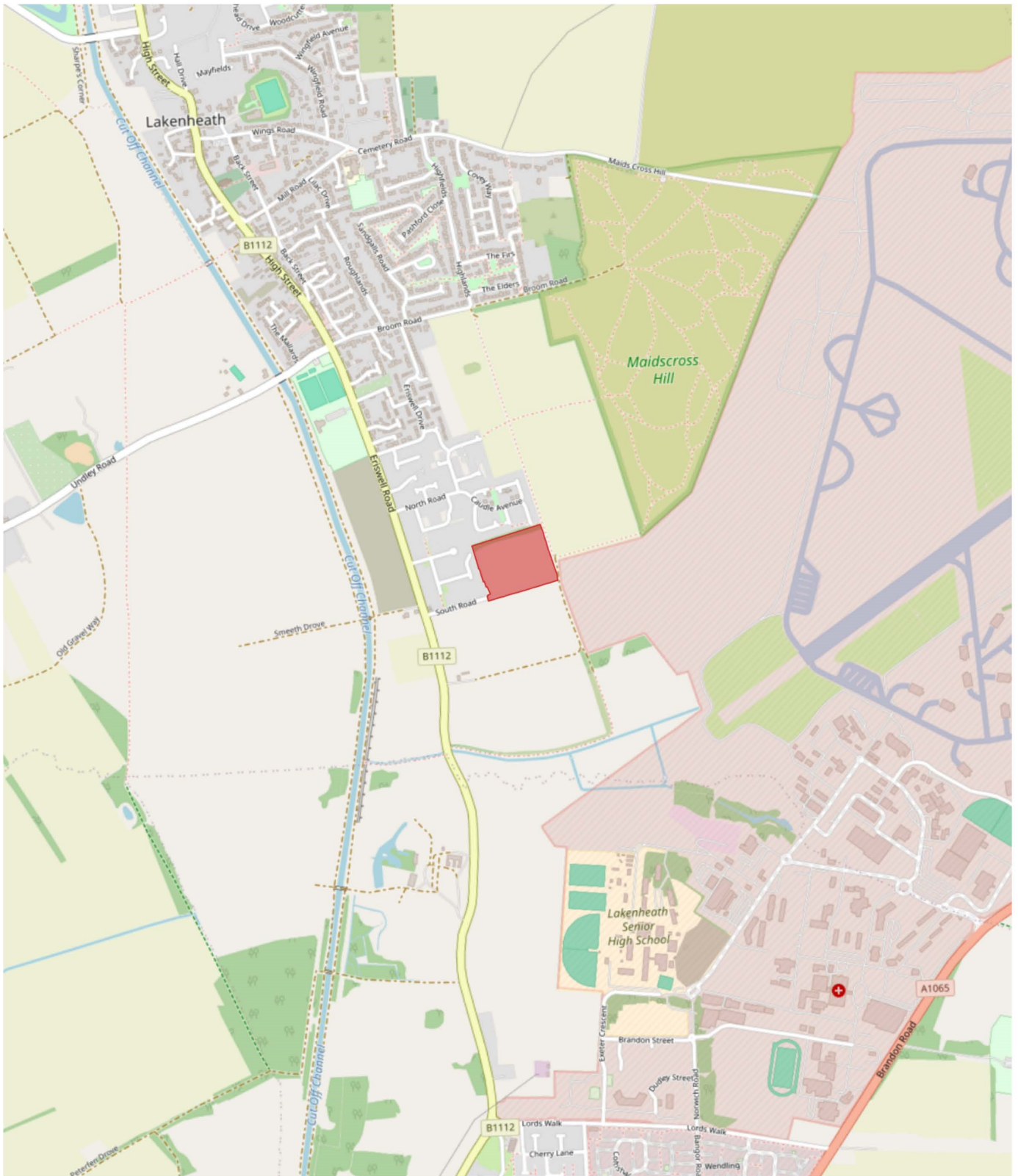
Should any sale of the land or any right attached to it become a chargeable supply for the purposes of VAT, such VAT shall be payable by the purchaser in addition to the contract price, although it is not anticipated by the seller.

Tenure and Possession

The land is for sale freehold with vacant possession upon completion.

NOTES

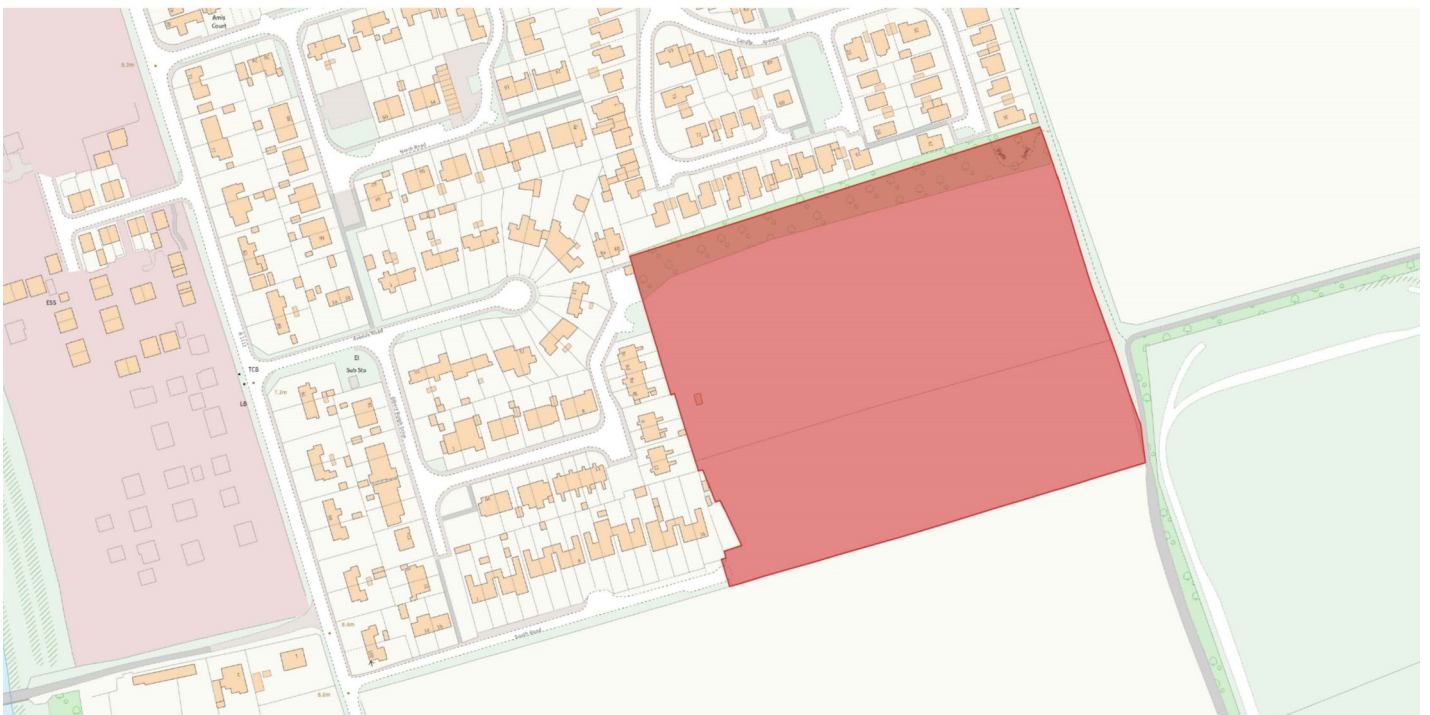
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.



Directions

Travelling north on the A1065 from Barton Mills proceed north, turning left onto the B1112 towards Er-iswell. Continue along this road, past the main entrance to RAF Lakenheath and take the left-hand turn at the roundabout. Turn right immediately after entering Lakenheath and the 30mph speed limit onto South Road. The land is located at the end of the road as indicated by the Clarke and Simpson For Sale board. The nearest postcode for the property is IP27 9AT.

The what3words location is wire.modem.greeting



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