

# LAND TO THE REAR OF ST MARGARET'S CRESCENT

Leiston, Suffolk, IP16 4HR



## Key Highlights

- Outline planning permission for up to 77 new homes
- Offered freehold with vacant possession
- Measures 3.03 ha (8.05 acres)
- Traditional family housing

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Unex House,  
132-134 Hills Road CB2 8PA

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## Introduction

On behalf of the Vendor, Savills (UK) Ltd ("Savills") is pleased to offer for sale by private treaty the land to the rear of St Margaret's Crescent, Leiston ("the Property"). The Property benefits from an outline planning permission for the erection of up to 77 new homes with associated access, infrastructure, landscaping and amenity space (all matters to be reserved except for access).

The Property extends to approximately 3.03 hectares (8.05 acres) and comprises an open field.

The method of disposal is by private treaty. 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 of the obligations to be placed upon them.

The full Information Pack can be found at [www.savills.com/stmargaretscrest](http://www.savills.com/stmargaretscrest)

## Location

Leiston is a coastal town located in eastern Suffolk, and is a focal point for employment, shopping and community facilities, as well as a transport hub. It is located 6.0 km (3.7 miles) east of Saxmundham, 1.6 km (1.0 miles) north of Aldringham and 6.4 km (4 miles) south of Westleton. The town also lies within close proximity to Thorpeness and Aldeburgh, which command high property values.

There are a range of facilities available including a variety of shops, pubs, restaurants, a post office, library, community centre and playing fields. The A12 is situated 6.7 km (4.2 miles) west of Leiston providing links to Lowestoft to the north and Ipswich to the south. Rail services are available from Ipswich to London with an average journey time of approximately 70 minutes. At the 2011 census, Leiston had a population of 5,508.

## Description

The Property extends to approximately 3.03 hectares (8.05 acres) and comprises an open field, which is largely clear and flat, mainly laid to grass and scrub. It is bounded by mature hedgerows on its northern, southern and eastern boundaries, which (as we understand) will be retained as part of the development of the site. A number of trees, which are subject to a Tree Preservation Order are also located through the middle of the Property, and will be retained and incorporated into the public open space. These comprise mainly of oak trees, with one additional hawthorn tree identified. The development will also provide footpath connections to the existing public right of way to the east of the site, promoting sustainable travel behaviour.

The Property is bounded to the north by the Sizewell railway line, and to the south by the rear gardens of adjacent residential properties. To the west is a playing field owned by Suffolk County Council. Employment land, Masterlord Industrial Estate, lies to the east.

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## Access

Vehicular access is identified to be from St Margaret's Crescent at the eastern end of the Property.

## Planning

### Policy

The Property falls under the planning jurisdiction of East Suffolk Council (formerly Suffolk Coastal District Council and Waveney District Council). Planning control policies are contained within Suffolk Coastal's adopted Core Strategy which was adopted in 2013 and sets out the spatial framework for the District. East Suffolk is currently in the process of drafting a new District Local Plan, which will set out planning policy and proposals for future development from 2018-2036, and replace the current Core Strategy.

The Property is identified in the Leiston Neighbourhood Plan (2015-2029) as an allocation (Policy SA3). We understand that the Leiston Neighbourhood Plan has been adopted and now forms part of the Local Development Framework.

### Development Control

The following application was approved in respect of the aforementioned property:

APPLICATION NUMBER	DESCRIPTION	STATUS
DC/16/2104/OUT	Erection of up to 77 new homes with associated access, infrastructure, landscaping and amenity space (all matters to be reserved except for access).	Granted

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

### Section 106

The Section 106 was signed in June 2017. The following contributions are sought:

CONTRIBUTION	
Habitat Regulations Mitigation	£150 per dwelling
PROW Contribution	£6,405
Public Transport Contribution	£21,000
<b>Total</b>	<b>£38,995</b>

### Arboricultural Impact Assessment

Hayden's Arboricultural Consultants conducted an Arboricultural Impact Assessment (May 2016). A number of trees with a Tree Preservation Order (TPO) will be retained in the development. Appendix F of the Arboricultural Impact Assessment identifies the following trees with a TPO: T1, T2, T3, T4, T5, T6, T7, T8, T9, T10, T11, T12, T13, T14, T15, T16, T17 and T18. The report concludes;

*"It is necessary to fell one low quality / poor longevity*

*individual tree in order to achieve the proposed layout. Three trees and two landscape features require minor surgery to permit construction space or access. No specialist foundation designs or construction techniques will be required to prevent damage to tree roots. Subject to achieving planning permission, a detailed Arboricultural Method Statement and Tree Protection Plan will be required".*

### Archaeological Report

Archaeological Risk Management (ARM) undertook an Assessment of Archaeological Significance (May 2016). The report concludes;

*"No evidence was found to suggest that the proposed development will have any impact on the significance or setting of designated heritage assets of archaeological interest. Remnants of green lane and a pond [...] are features of local interest, and are proposed to be retained within the development."*

### Preliminary Ecological Appraisal

Basecology produced a Preliminary Ecological Appraisal (May 2016). Several ecological receptors were examined. The report highlights the possible presence of badgers, bats, hedgehogs, reptiles, and great crested newts within the development zone of influence. Table 4.1.1 of the report details the recommendations derived from the study to minimise the impacts on the ecological receptors. The report states that further survey work is recommended for Great Crested Newts.

### Phase 2 Great Crested Newt Survey

Basecology conducted a Phase 2 Great Crested Newt Survey (August 2016). The report identified one adult GCN, attributing the population size class as small (1-10 adults). No eggs or larvae were discovered. The report concludes;

*"Due to the limited availability of suitable terrestrial habitat along the northern site boundary, and the lower levels of GCN found, non-licensable avoidance methods are recommended to mitigate impacts. These relate to the design location, timing of groundworks and works."*

### Flood Risk Assessment and Drainage Strategy

A Flood Risk Assessment and Drainage Strategy was conducted by MLM Consulting Engineers Ltd (May 2016). In terms of flooding the report concludes;

*"The site is located in Flood Zone 1 and is suitable for residential development. The surface water can be attenuated on site where necessary and discharged from the site, via attenuation and flow control, at no increased off-site flood risk."*

In terms of surface water and foul water drainage, the report concludes;

*"Shallow infiltration is not feasible as a drainage solution. It is proposed to discharge surface water run-off to the existing Anglian Water sewer located within Waterloo Avenue. Attenuation and treatment of surface water will be achieved by the inclusion of two attenuation basins. The Anglian Water sewer has capacity to accommodate the foul flows from the development."*

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## Geophysical Report

A Geophysical Report was undertaken by Suffolk Archaeology (May 2016). The report details a range of geophysical anomalies in the report. These include;

*"14 positive linear trends indicative of former field boundaries, 4 areas of magnetic disturbance which are depicted on maps from 1841 and 7 positive anomalies indicative of backfilled pits recorded across the site."*

## Noise and Vibration Report

MLM Acoustics were commissioned to undertake a Noise and Vibration Report (May 2016). The report highlights;

*"The Aldeburgh Branch Railway Line immediately to the north currently carries occasional/infrequent freight from the Sizewell nuclear power plant, but was shut to passenger traffic in 1966. [...] Should the Aldeburgh Branch Railway Line be reused for a reasonably anticipated level of passenger traffic, it will not materially affect the residential suitability of the site, or proposed dwellings upon it"*

As such, the report concludes:

*"The site is unconstrained by noise, with no areas of the site deemed unsuitable for residential development; no areas of the site requiring acoustic façade treatments; and no areas of the site exceeded the recommended limiting criterion for external amenity space"*

## Phase 1 Contamination Assessment Report

MLM Consulting Engineers Ltd conducted a Phase 1 Contamination Assessment (May 2016). The report concludes;

*"The following potential sources of contamination could affect the site condition: made ground associated with the infill of historic ponds, railway line sidings, historic engineering works and Masterlord Industrial park. The following elements of investigation are advised: targeted contaminated land investigations in central and southeastern areas; sampling and testing of made ground to confirm ground conditions and presence of contamination; laboratory testing to include metals, TPHCQG, speciated PAH and asbestos; and ground gas monitoring in the area of the infilled ponds."*

## Transport Statement

MLM Consulting Engineers Ltd undertook a Transport Statement (May 2016). The report concludes;

*"The site is accessible by modes of transport other than the private car and the flat topography of the area with relatively low traffic flows is conducive towards replacing short car trips by walking and cycling. Vehicular access is to be provided by upgrading and extending the existing access from St Margaret's Crescent. Pedestrian access will also be provided at this access. [...] The proposed development accords with highway access design recommendations and suitable values."*

## Utilities Services Report

A Utilities Services Report was conducted by MLM Consulting Engineers Ltd (May 2016). The report highlights that the site can be served with gas, water and electricity. The report concludes;

*"... the existing 3" water main has sufficient capacity to serve the development; in relation to electricity, the development will require a new 500kVA sub-station; in relation to telecommunication, a new telecommunication network may be required to serve the new development."*

## 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.

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

## Tenure / Vacant Possession

The Property will be available freehold with vacant possession on completion.

A small strip of land will be retained along the western boundary. The size is to be confirmed with the purchaser.

## Overage

The landowner requires a sales overage provision to be included as part of all offers.

## Viewings / Meeting With Savills

Viewings are by appointment only. Unaccompanied viewings are to be made from the public highway unless prior arrangements have been made with Savills Cambridge.

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## Bids

Savills have instructions to place the Property on the market with a view to selling the site for best consideration. We ask that bids include the following information:

- Confirmation that the offer is unconditional;
- Intention to build out the consented scheme;
- Minimum draw down per year;
- 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);
- Timescale from exchange to completion;
- Solicitors details;
- Proof of funding;
- Due diligence prior to exchange.

The sale is private treaty and bids should be sent in a sealed envelope to Savills (UK) Limited, Unex House, 132-134 Hills Road, Cambridge, CB2 8PA. The envelope should be marked "St Margaret's Crescent - 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.

## Timing

The method of disposal is by private treaty.

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.

## VAT

Please note VAT will be charged on the sale of the site.

## Important Notice

Savills and the vendors 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.

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

## Further Information

The full Information Pack can be found at [www.savills.com/stmargaretscrest](http://www.savills.com/stmargaretscrest)

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

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## Contact

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