

# STRATEGIC LAND

**BK** Bruton Knowles

est. 1862

## Land at Battsford Tye, Suffolk

Site Area: Approximately 4.50 Acres (1.82 Ha)



Potential  
Access  
Route to  
Site

Subject Site

Mill Rd

Plan is for indicative use only

# Strategic Land at Battisford Tye



## LOCATION (Postcode: IP14 2LW)

The site is located in the Suffolk village of Battisford Tye which lies 4 miles southeast of the market town of Stowmarket, 10 miles west of the major town of Ipswich and 64 miles northeast of London.

The village benefits from a limited number of amenities, including a public house and church, with a much wider offering provided by the market town of Stowmarket, some 4 miles northeast of Battisford Tye.

The area benefits from two train stations within 5 miles of the village at Stowmarket and Needham Market. The subject site is accessed off Mill Road which leads to Straight Road/Bowl Road which is the main thoroughfare through the village.

## DESCRIPTION

The site comprises approximately 4.5 acres (1.82 hectares) of agricultural land adjoining the settlement boundary of the village. Bordering the site to the north are a number of existing dwellings and garden areas abutting the site boundary. Additional agricultural land extends south east and south west away from the subject site.

The site is easily accessible by road, with vehicular access provided via an established gateway and corridor between houses off Mill Road.

The land shaded in blue could be used to provide an improved access to the subject site.

## PLANNING

The subject site is situated within the planning jurisdiction of Mid Suffolk District Council.

Mid Suffolk District Council and Babergh District Council are currently working together to produce a Joint Local Plan. The Inspectors wrote to the Councils on the 28<sup>th</sup> April 2022, with the public consultation on proposed main modifications to the plan and supporting evidence to be undertaken in Autumn 2022.

The subject site was assessed under the Strategic Housing and Economic Land Availability Assessment (SHELAA) in October Ref: SS0641, however was discounted on the basis of connectivity and access.

The site lies adjacent to the Settlement Boundary for Battisford Tye, ref SP03.

## TERMS

The site is available for promotion via an Option or Promotion agreement, and parties are invited to submit terms as follows:

- Percentage - discount/share of proceeds
- Term of agreement/Longstop
- Any deductible costs and caps
- Minimum price per gross acre
- Premium to landowner
- Confirmation of payment of landowner's professional fees

Offers should be received by Bruton Knowles via email to:

[richard.brogden@brutonknowles.co.uk](mailto:richard.brogden@brutonknowles.co.uk)

To register your interest, please email

[jack.moulsdale@brutonknowles.co.uk](mailto:jack.moulsdale@brutonknowles.co.uk)

## Bruton Knowles LLP

Olympus House, Olympus Park  
Quedgeley, Gloucester, GL2 4NF

Richard Brogden BSc (Hons) MRICS  
07808 635678

[richard.brogden@brutonknowles.co.uk](mailto:richard.brogden@brutonknowles.co.uk)

Jack Moulsdale BSc (Hons)  
07395 887390

[Jack.moulsdale@brutonknowles.co.uk](mailto:Jack.moulsdale@brutonknowles.co.uk)

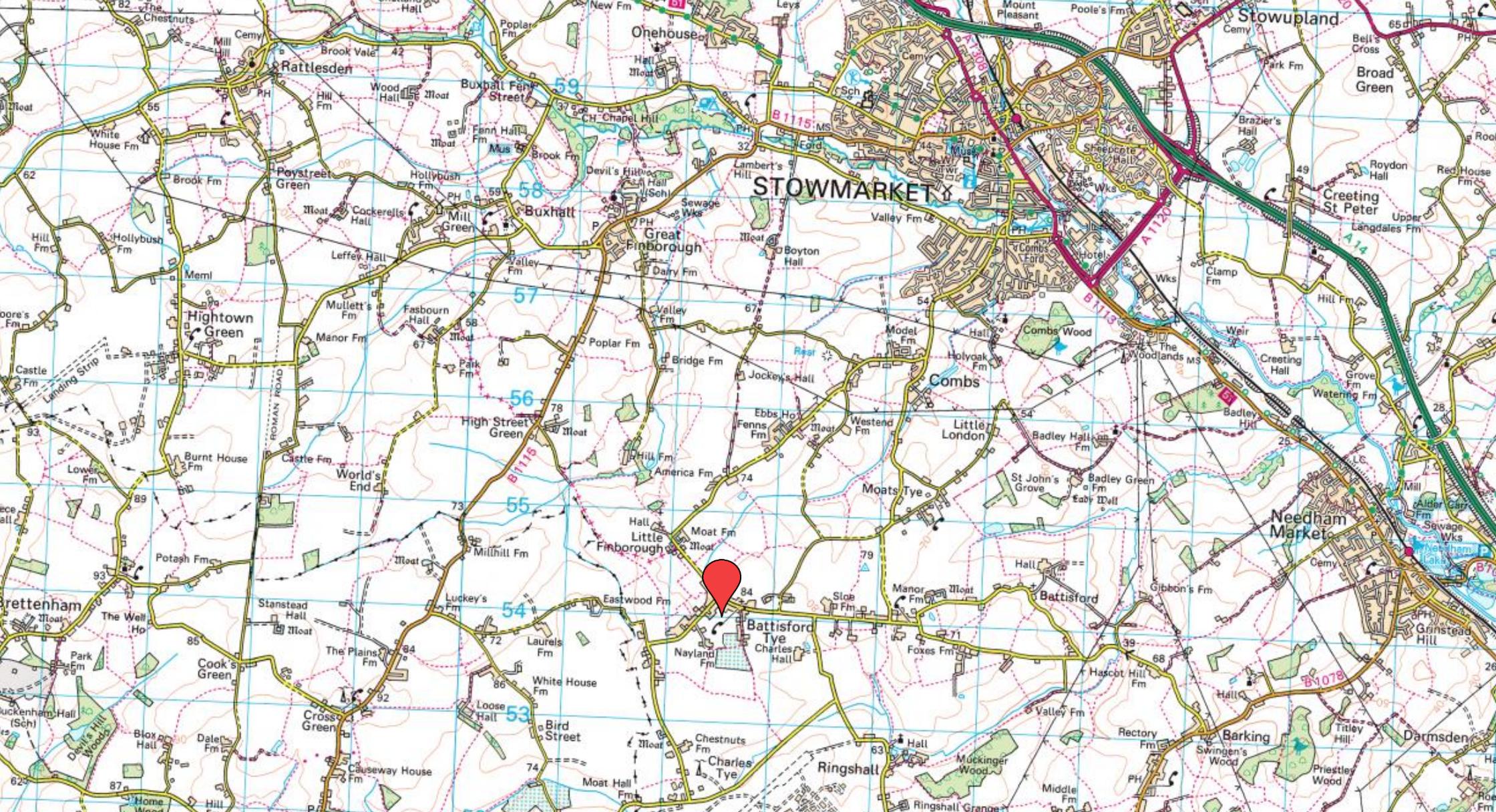
## VIEWING

Viewing by prior appointment only.

## SUBJECT TO CONTRACT

## AUGUST 2022

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## CONTACT

Olympus House,  
Olympus Park, Quedgeley,  
Gloucester, GL2 4NF

Richard Brogden BSc (Hons) MRICS  
07808 635678  
[richard.brogden@brutonknowles.co.uk](mailto:richard.brogden@brutonknowles.co.uk)

Jack Mouldsdales BSc (Hons)  
07395 887390  
[jack.mouldsdales@brutonknowles.co.uk](mailto:jack.mouldsdales@brutonknowles.co.uk)



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