

FOR SALE BY ONLINE AUCTION
*An opportunity to acquire a small parcel
of strategic amenity land in the centre of
the popular village of Friston, near
Aldeburgh and the Heritage Coast.*

Guide Price
£25,000 Freehold
Ref: P6669/J

Land on Mill Road
Friston
Saxmundham
Suffolk
IP17 1PH



A small parcel of strategic amenity land that extends to approximately 0.17 acres (0.07 hectares), with potential for a number of uses subject to the necessary consents.

FOR SALE BY TIMED ONLINE AUCTION
- Wednesday 13th October 2021

Contact Us



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Method of Sale

The property is offered for sale by Unconditional Timed Online Auction on Wednesday 13th October 2021. On the assumption the property reaches the reserve price, exchange of contracts will take place upon the fall of the electronic gavel with completion occurring 20 working days later. For details of how to bid please read our Online Auction Buying Guide.

The vendor's solicitor has prepared an Auction Legal Pack. This is available to view online and interested parties should Register online to receive updates. If you are viewing a hard copy set of these particulars or via Rightmove or alike, please visit the Online Property Auctions section of Clarke and Simpson's website to Watch/Register/Bid.

Seller's Solicitors

The seller's solicitors are Barker Gotelee, 41 Barrack Square, Martlesham Heath, Ipswich, Suffolk IP5 3RF.

For the attention of: Oliver Ray; Tel: 01473 350586; email: oliver.ray@barkergotelee.co.uk. We recommend that interested parties instruct their solicitor to make any additional enquiries of Messrs Barker Gotelee prior to the auction.

Location

The land will be found in Friston, a well regarded village benefitting from a popular independent pub, The Old Chequers, and in a good location between the well known and highly regarded coastal town of Aldeburgh and the well serviced market town of Saxmundham. Further facilities will be found in Saxmundham, which provides a range of day-to-day facilities including Tesco and Waitrose supermarkets, a high street with a variety of shops, and a train station with access to London via Ipswich. The village of Snape, only 2 miles to the south, lies at the head of the River Alde and close to Snape Maltings, home to the famous Aldeburgh Music Festival. Aldeburgh also offers an excellent range of restaurants, pubs, shops and a cinema. The town also benefits from fantastic recreational facilities including sailing, fishing and an exceptional golf course. The A12 is within easy reach, providing access to Lowestoft and Yarmouth to the north and Ipswich and London to the south.

Description

The site comprises a small, almost triangular shaped parcel of strategic amenity land, set along Mill Road in the centre of the village with residential dwellings adjacent and opposite, and agricultural land at the rear. In all, the site extends to approximately 0.17 acres (0.07 hectares), with an overall depth of approximately 44m and a width at the entrance to the site of approximately 7m, which widens to the rear of the site to approximately 27m. A public footpath crosses the very front of the site and then continues along the western boundary and is separately fenced. Vehicular and pedestrian access is via Mill Road. The site could potentially be used for a variety of purposes, and prospective purchasers should satisfy themselves as to what planning permission may or may not be required for their intended use. Notably the vendors have decided not to impose any overage conditions in the sale.

Planning/Pre-application Enquiry

The vendor's architect, Messrs Hollins, made a pre-application to East Suffolk Council earlier this year - Reference DC/21/0669/PREAPP. The proposal was for the erection of a new dwelling within a cluster of existing dwellings in accordance with Policy SCLP5.4. Part of the pre-application response from East Suffolk Council stated "it is considered that the plot does represent infilling within a built frontage and that Friston does constitute a cluster. The Proposal is therefore considered to comply with SCLP5.4, subject to consideration against part d". Part d relates to the proposed development not causing undue harm to the character and appearance of the cluster or, result in any harmful visual intrusion into the surrounding landscape. A copy of the Pre-Application response, together with plans that accompanied the pre-application are included within these particulars.

Title Matters

Prospective purchasers should note that the site is subject to a covenant in favour of the landowner to the north (rear of the site). We understand that this covenant prevents the site from being developed, although having engaged with the landowner, they have advised that they would be prepared to lift the covenant in return for 32.5% of the uplift in value in the event that planning permission is forthcoming, together with a contribution towards their reasonable professional fees for documenting this arrangement. We understand this agreement has been reached on a subject to contract basis, and therefore the neighbouring landowner is not contractually committed to this arrangement at this stage.

Services

We are not aware that the site is connected to any services and prospective purchasers should make their own enquiries in that regard.

Local Authority

East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789

Viewing

At any time with particulars in hand.

Location Plan — indicative only



Proposed Plan that accompanied the Pre-Application — Indicative Only





Proposed Elevations for suggested dwelling that accompanied the Planning Pre-Application



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



NORTH EAST ELEVATION



NORTH WEST ELEVATION



James Tanner
Hollins Architects Surveyors &
Planning Consultants
The Guildhall
Market Hill
Framlingham
Suffolk
IP13 9BD

Your ref:
Our ref: DC/21/0669/PREAPP
Date: 14 April 2021
Please ask for: Steve Milligan
Direct dial: 07867 158060
Email: planning@eastsuffolk.gov.uk

Pre-application planning advice

Application ref: DC/21/0669/PREAPP

Location:

Land At
Mill Road
Friston
Suffolk
IP17 1PH

Proposal:

Pre Application Advice - Erection of new dwelling within cluster of existing dwellings potentially via Policy SCLP5.4: Housing in Clusters in the Countryside - or any other relevant policy

Officer advice

This pre-application advice request is in respect of the erection of dwelling and associated works on land at Mill Road, Friston. The site lies between Elm Tree House and 12 Mill Road with a public footpath running along the boundary with Elm Tree House.

There is no defined settlement boundary for Friston which lies within the countryside for the purposes of applying planning policy.

Within the countryside new housing is normally restricted unless it complies with exceptional policies SCLP5.3 or SCLP5.4. Paragraph 79 of the NPPF also includes a number of circumstances where new dwellings may be acceptable in the countryside, although that is for truly isolated dwellings, and not applicable to the appeal site. It falls to the Development Plan policies on housing in the countryside to assess the proposal.

The proposal fails to meet any of the exceptions listed in policy SCLP5.3. In respect of policy SCLP5.4, this policy reads as follows:

"Proposals for new dwellings within 'clusters' in the countryside will be supported where:

a) The proposal is for up to three dwellings within a cluster of five or more dwellings;

Or

The proposal is for up to five dwellings within a cluster of at least ten existing dwellings which is well related to a Major Centre, Town, Large Village or Small Village; And

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b) The development consists of infilling within a continuous built up frontage, is in a clearly identifiable gap within an existing cluster, or is otherwise located adjacent to existing development on two sides;

c) The development does not represent an extension of the built up area into the surrounding countryside beyond the existing extent of the built up area surrounding, or adjacent to, the site; and

d) It would not cause undue harm to the character and appearance of the cluster or, result in any harmful visual intrusion into the surrounding landscape.

Where more than three dwellings are proposed under criterion b) above, applicants must be able to demonstrate that meaningful and effective community engagement has taken place in the development of the scheme and that the mix of dwellings proposed would meet locally identified needs.

Particular care will be exercised in sensitive locations such as within or in the setting of Conservation Areas and the Area of Outstanding Natural Beauty. Consideration will also need to be given to the features of Landscape Character Areas in accordance with Policy SCLP10.4.

The cumulative impact of proposals will be a consideration in relation to the criteria above.

A 'cluster' in the context of this policy:

Consists of a continuous line of existing dwellings or a close group of existing dwellings adjacent to an existing highway; and Contains 5 or more dwellings."

Policy SCLP5.3 of the LP limits new residential development outside of defined settlement boundaries unless supported by specific criteria. Of these, LP Policy SCLP5.4 provides some flexibility in allowing housing in the countryside where deemed within existing clusters. The preamble in LP Paragraph 5.21 says that clusters can vary in size and include those settlements in the countryside which do not have the range or amount of facilities to be classed as a major centre, town or large/small village. Potential clusters are not identified in the LP and are without defined settlement boundaries. Hence Policy SCLP5.4 has criteria identifying clusters and when a site within one might be acceptable for development.

The main body of the site lies behind the properties which front Mill Road, but it is acknowledged that the site does not extend behind the curtilage areas of the two adjacent properties. It is considered that the plot does represent infilling within a built frontage and that Friston does constitute a cluster. The proposal is therefore considered to comply with SCLP5.4, subject to consideration against part d).

The site in its undeveloped form has some value to the setting of Friston, when using the public footpath between the site and Elm Tree House and the proposed development will have impact upon the character of the countryside when viewed from the footpath and as illustrated would adversely affect the amenity of the path by the use of tall fencing on both sides.

The definitive alignment of the footpath may also not follow the route illustrated on the plan and on our map base crosses the front of the site. You are advised to contact SCC Rights of Way to confirm the alignment of the footpath.

It is considered that the proposal will affect the setting of the Grade II* listed Friston Mill and also the curtilage Mill Manager's house which is nearer the proposed development site. The manager's house appears to sit at the termination of the footpath opposite, when looking at historic maps; and the gap opposite proposed for infilling is all that's left of the historic undeveloped frontage opposite the mill site. Whether the gap and the footpath contribute to the significance of the mill and the house is not certain, but this would need to be tested as part of a Heritage Asset Assessment provided at application stage.

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You are suggested to engage with the pre-application service offered by Historic England due to the sensitivities of the Grade II* listed mill's setting: the proposal site is in close proximity.

The location of the property behind frontage properties does not fit the existing historic pattern of development in the village along Mill Road; the house will have no frontage onto the street. The proposal to enclose the public footpath on both sides with a high level fence is very poor. The proposal may therefore be considered to cause undue harm to the character and appearance of the cluster, contrary to part d) of SCLP5.4.

The backland position of the proposed dwelling has implications for the privacy of frontage properties from first floor fenestration and there may be impact upon light to the garden and rear elevation of 12 Mill Road because of its two storey form and position to the south. The proposal may have significant impact upon residential amenity and be contrary to policy SCLP11.2.

Planning policy

SCLP5.3 - Housing Development in the Countryside (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP5.4 - Housing in Clusters in the Countryside (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.1 - Design Quality (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.2 - Residential Amenity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.4 - Listed Buildings (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

National Planning Policy Framework 2019

Related applications:

Reference no	Proposal	Decision	Date
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Constraints

SCC Archaeological Sites - Name: Friston Hall

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Community Infrastructure Levy - Name: Community Infrastructure Levy Charging Zone High
DC Case Polygons - DC Reference: C/12/0173
DC Case Polygons - DC Reference: DC/13/3382/ARM
DC Case Polygons - DC Reference: DC/16/2067/FUL
Public Rights of Way - Route Code: E-260/021/0
LB Listed Buildings - Listed Building Reference: SCDCLB1775
Recreational Disturbance Avoidance - Name: Recreational Disturbance Avoidance And Mitigation Strategy

As with all pre-application advice, the Council is not bound with regard to its final decision on any future application. Please note – this pre-application advice is given on the basis of National and Local Planning Policies applicable on the date the advice is given.

Additional Planning and Building Control information can be found online at www.planningportal.gov.uk. If a planning application is needed online applications can be submitted at the same address.

Case Officer: Steve Milligan, Planning and Enforcement Officer, 07867 158060
Authorising Officer: Liz Beighton, Planning Manager (Development Management)



Philip Ridley BSc (Hons) MRTPI | Head of Planning & Coastal Management
East Suffolk Council

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NOTES

1. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. Interested parties should rely on their own/their surveyors investigations as to the construction type of the property and its condition. No warranty can be given for any of the services or equipment at the property and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational. Any distances, room aspects and measurements which are given are approximate only. Any plans are indicative only and may not be the same as the transfer plan/s. No guarantee can be given that any planning permissions or listed building contents 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.
2. Under Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we, as Estate Agents, are required to obtain identification from buyers in the form of the photo page of your passport or a photo driving licence. The document must be in date. In addition, we need proof of address in the form of a utility bill with the name and address of the buyer. This must not be more than three months old. We are also under obligation to check where the purchase funds are coming from. When you register to bid you will be prompted to provide the appropriate money laundering documentation.
3. In the unlikely situation of our client considering an offer prior to auction, a premium price would have to be put forward and the purchaser would be required to sign the contract and put down a 10% deposit and pay the Buyers Administration Charge, well in advance of the auction date. An offer will not be considered unless a potential buyer has read the legal pack and is in a position to immediately sign the contract. The seller is under no obligation to accept such an offer. It should be noted that Clarke and Simpson cannot keep all interested parties updated and at times will be instructed to accept an offer and exchange contracts without going back to any other parties first.
4. Additional fees: Buyers Administration Charge - £900 including VAT (see Buying Guide). Disbursements - please see the Legal Pack for any disbursements listed that may become payable by the purchaser upon completion.
5. The guide price is an indication of the sellers minimum expectations. This is not necessarily the figure that the property will sell for and may change at any time prior to the auction. The property will be offered subject to a reserve (a figure below which the auctioneer cannot sell the property during the auction) which we will expect to be set within the guide range of no more than 10% above a single figure guide.

Directions

Proceeding north along the A12 continue through the village of Farnham, taking the next turning on the right where signposted to Aldeburgh (A1094). Continue along this road for approximately 2.5 miles, passing the garage on the right hand side and through the Snape cross roads. Take the next turning on the left where signposted to Friston. Continue into the village and the plot will be found on the left hand side.



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