

FOR SALE BY ONLINE AUCTION
A former railway crossing cottage with outline planning permission for a replacement dwelling in a delightful rural location on the outskirts of Campsea Ashe.

Offers in Excess of
£95,000 Freehold
Ref: P6719/J

Blackstock Cottage
Blackstock Crossing
Road
Campsea Ashe
Suffolk
IP13 0QL



A former railway crossing cottage on a site extending to approximately 0.17 acres (0.07 hectares) with outline planning permission to demolish the existing cottage and construct a replacement dwelling with separate cartlodge.

FOR SALE BY TIMED ONLINE AUCTION
- Wednesday 24th November 2021

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200
F: 01728 724667

And The London Office
40 St James Street
London SW1A 1NS

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

Method of Sale

The property is offered for sale by Unconditional Timed Online Auction on Wednesday 24th November 2021 and 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 is preparing an Auction Legal Pack. This will be available to view online and interested parties should Register online to receive updates. If you are viewing a hard 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 solicitor is the solicitor to the council, East Suffolk Council, East Suffolk House, Riduna Park, Station Road, Melton, Woodbridge IP12 1RT; Tel: 01394 383789; For the attention of Louise Sayer; Email: louise.sayer@eastsoffolk.gov.uk. We recommend that interested parties instruct their solicitor to make any additional enquiries prior to the auction.

Location

The plot will be found in a rural location to the north-east of the village and adjacent to the Ipswich to Lowestoft railway line. Campsea Ashe is a rural yet convenient village with easy access to the A12. The village benefits from a popular dining pub, The Duck, together with a shop and railway station, also housing an impressive community café, with services running to Lowestoft to the north and Ipswich to the south, which has connecting trains to London's Liverpool Street station. The village is also home to Clarke & Simpson's Auction Centre. The property is conveniently positioned for Suffolk's Heritage Coast, and with the popular market town of Woodbridge being 7 miles to the south-east. Snape Maltings, with its world famous concert hall, is just over 4 miles away and Aldeburgh, with its sailing and 18 hole golf course, is approximately 10 miles. The pretty riverside village of Orford is approximately 7.5 miles.

Description

Outline planning permission was granted by East Suffolk Council on 26th February 2021 (reference DC/20/4198/OUT) for the demolition of the existing cottage and erection of a replacement dwelling and additional cartlodge. Being an outline planning permission, details relating to the layout, scale, appearance access and landscaping will form part of the Reserved Matters application that are to be submitted to and approved by the local planning authority before any development commences on site.

As part of the planning application the architect, Mullins Dowse Architects submitted a Statement of Design Parameters document. The commentary and drawings that were included in that document suggested that a replacement dwelling with a footprint of just over 1,000 sq ft (100 sqm) together with possible first floor accommodation that equates to a further 50% of the ground floor area creating a dwelling of approximately 1,450 sq ft (135 sqm) in all may be achievable. In addition a detached cartlodge was also suggested.

Network Rail were not consulted as part of the planning application, and as such their formal response was received after the planning permission was granted. Network Rail advised that the Blackstock level crossing is an occupation and public footpath level crossing and the proposed development land has no rights in the level crossing. Network Rail advise that any developer of this site should contact their Asset Protection and Optimisation team prior to works commencing on site - AssetProtectionAnglia@networkrail.co.uk.

CIL

Community Infrastructure Levy (CIL) may be payable and this will be set on the grant of a Reserved Matters planning permission. However, if the plot is purchased by a self builder/owner occupier, then we understand that exemption from CIL may be available. Any detailed enquiries relating to CIL should be referred to the Local Planning Authority, East Suffolk Council; email - CIL@eastsoffolk.gov.uk; Tel: 01502 523052.

Services

We are advised that there are no mains services connected to the site. Previously a generator provided electricity; water was via a borehole on site and drainage was to a private treatment system (septic tank or similar).

Viewing

At any time with particulars in hand, but please note that there is no access to the cottage as it has been secured for health and safety reasons. Please adhere to current Covid guidelines.

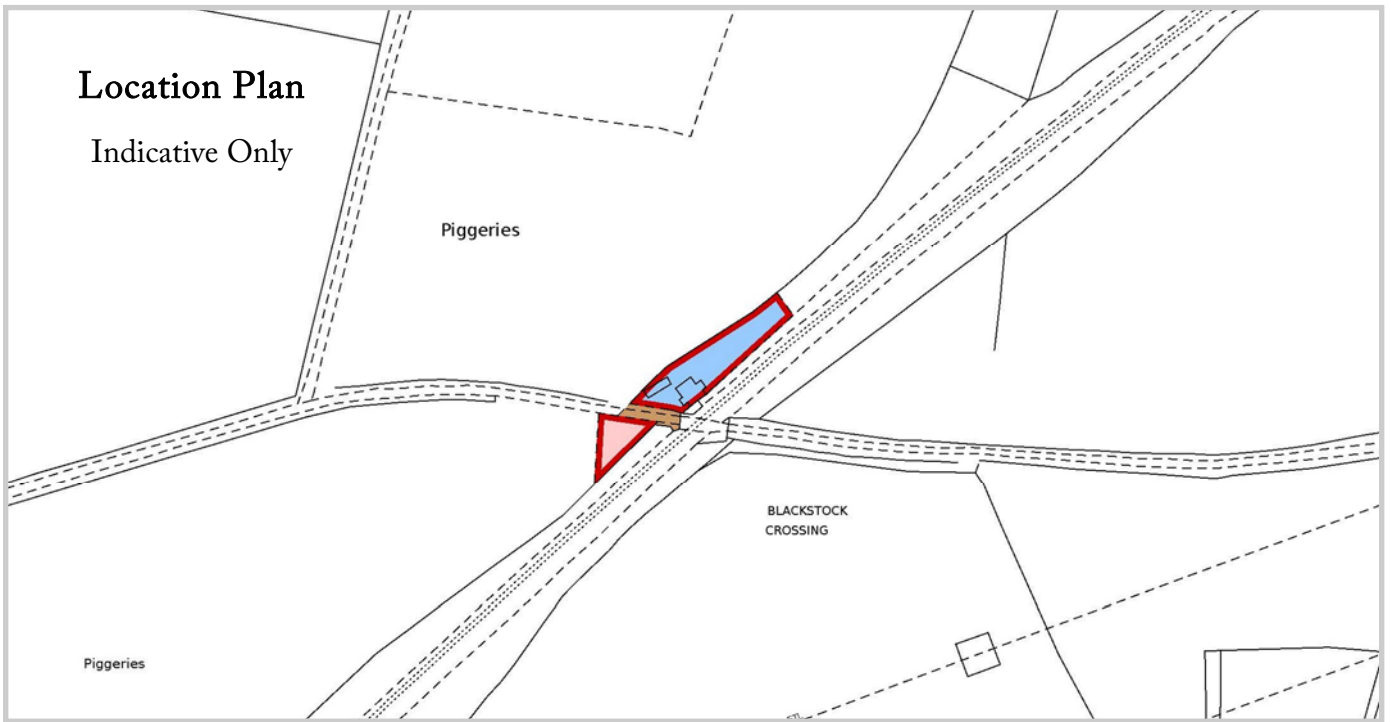
Local Authority

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

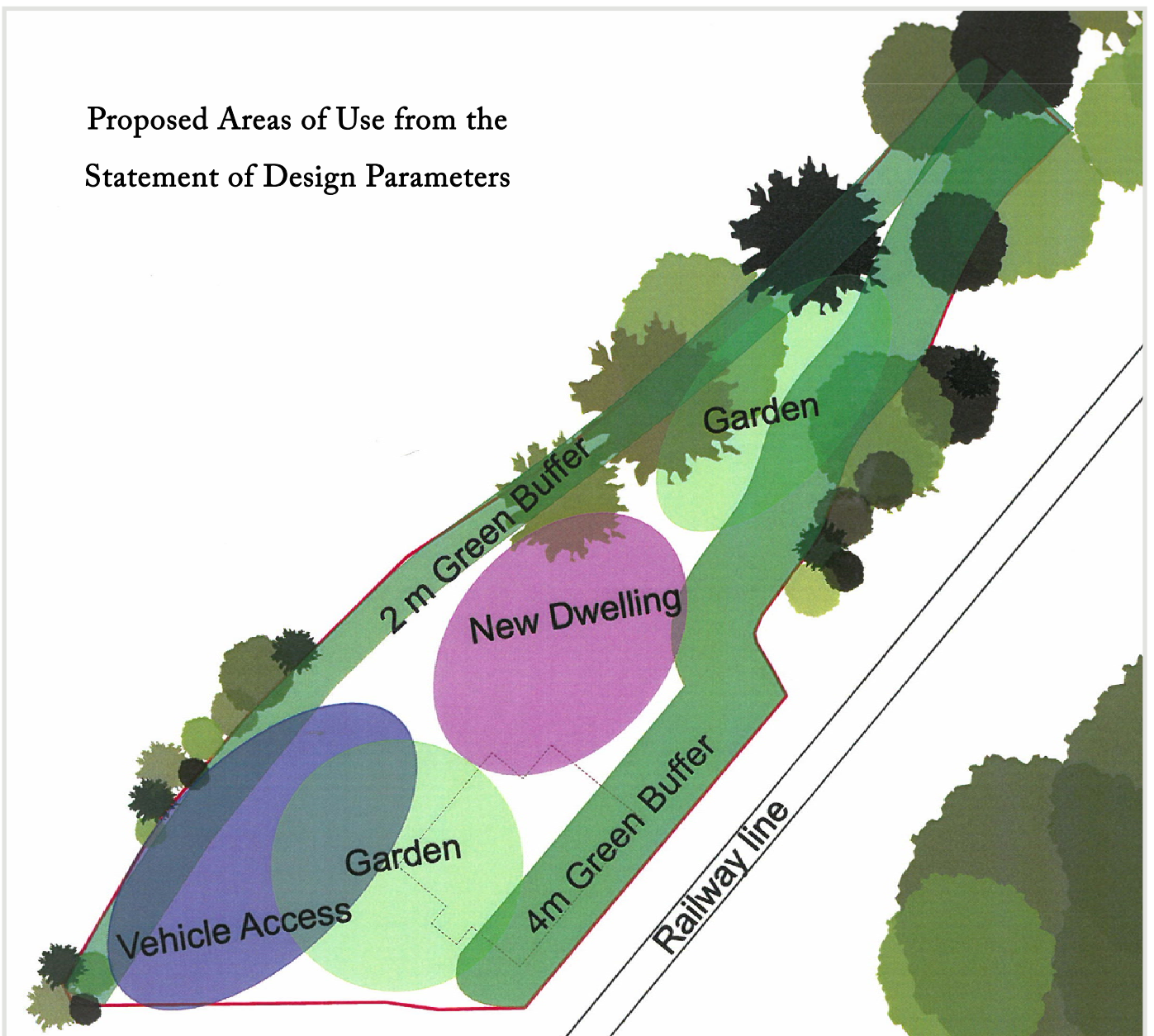


We have been provided with these internal pictures, but do not know when they date from.

Location Plan
Indicative Only



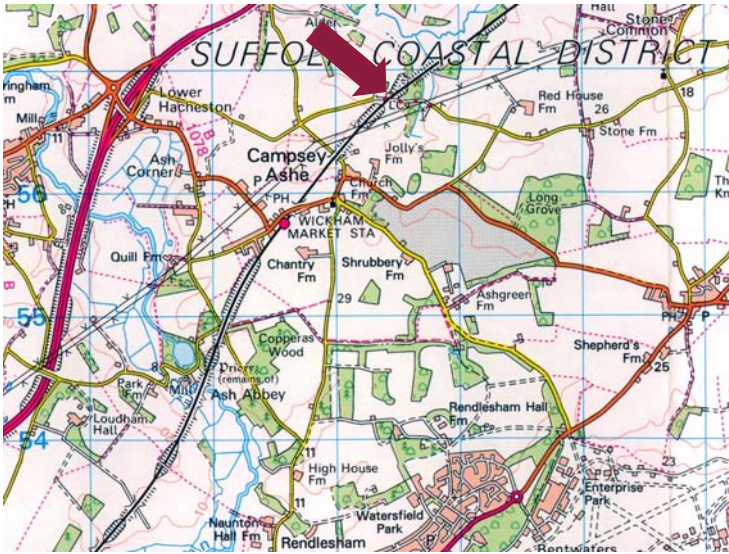
**Proposed Areas of Use from the
Statement of Design Parameters**





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.
6. Prospective purchasers should note that there are pylons in the adjoining field to the south of the site, beyond the railway line.
7. Drawings provided by kind permission of Mullins Dowse Architects of Woodbridge; 01394 382544; www.mullinsdowse.co.uk.



Directions

Heading south on the B1078 from Wickham Market to Campsea Ashe, continue across the A12 flyover and take the first turning on your left on to Station Road. Continue along this road until the crossroads. Proceed over the crossroads continuing along Station Road where the property will be found on the left hand side just before the level crossing.



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.



Mullins Dowse Architects
10A Quay Street
Woodbridge
Suffolk
IP12 1BX

Outline Planning Permission

Town And Country Planning Act 1990

The Town and Country Planning (Development Management Procedure) (England) Order 2015

Our reference	DC/20/4198/OUT
Date valid	4 November 2020
Site	Blackstock Cottage, Blackstock Crossing Road, Campsea Ashe
Parish	Campsea Ashe
Proposal	Outline Application (All Matters Reserved) - Demolition of existing dwelling and erection of replacement dwelling and additional cart lodge.

East Suffolk Council hereby **grant outline permission** in accordance with the application, plans and particulars, subject to the submission of “reserved matters” and compliance with the following conditions as set out below. Your further attention is drawn to any informatives that may have been included.

In determining the application, the council has given due weight to all material planning considerations including policies within the development plan as follows:

National Planning Policy Framework 2019

SCLP3.2 - Settlement Hierarchy (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP3.3 - Settlement Boundaries (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

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

LEGAL ADDRESS East Suffolk House, Station Road, Melton, Woodbridge IP12 1RT

POSTAL ADDRESS Riverside, 4 Canning Road, Lowestoft NR33 0EQ

SCLP10.1 - Biodiversity and Geodiversity (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)

Conditions:

1. Details relating to the layout, scale, appearance, access and landscaping of the site (the "reserved matters"), shall be submitted to and approved by the Local Planning Authority before any development is commenced.

Reason: To comply with Sections 91 and 92 of the 1990 Act.

2. a) Application for approval of any reserved matters must be made within three years of the date of this outline permission and then

b) The development hereby permitted must be begun within either three years from the date of this outline permission or within two years from the final approval of the reserved matters, whichever is the later date.

Reason: To comply with section 92 of the Town and Country Planning Act 1990.

3. The development hereby permitted shall be begun on or before the expiration of two years from the final approval of the reserved matters, or, in the case of approval on different dates, the final approval of the last such reserved matter to be approved.

Reason: This condition is imposed in accordance with Section 92 of the Town and Country Planning Act 1990 (as amended).

4. The development hereby permitted shall be completed in all respects strictly in accordance with 6123-001 Site Plan and Statement of Design Parameters received 3rd November 2020, for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: For the avoidance of doubt as to what has been considered and approved.

5. Before the access is first used visibility splays shall be provided in accordance with details previously approved in writing by the Local Planning Authority and thereafter shall be retained in the approved form. Notwithstanding the provisions of Part 2 Class A of the Town

LEGAL ADDRESS East Suffolk House, Station Road, Melton, Woodbridge IP12 1RT

POSTAL ADDRESS Riverside, 4 Canning Road, Lowestoft NR33 0EQ

& Country Planning (General Permitted Development) Order 1995 no obstruction over 0.6 metres high shall be erected,

constructed, planted or permitted to grow within the areas of the visibility splays.

Reason: To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely, and vehicles on the public highway would have sufficient warning of a vehicle emerging to take avoiding action.

6. Before the development is occupied details of the areas to be provided for the manoeuvring and parking of vehicles including secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

Reason: To ensure the provision and long term maintenance of adequate on-site space for the parking and manoeuvring of vehicles in accordance with Suffolk Guidance for Parking (2015) where on-street parking and manoeuvring would be detrimental to highway safety.

7. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

8. Within 3 month(s) of commencement of development, precise details of a scheme of landscape works (which term shall include tree and shrub planting, grass, earthworks, driveway construction, parking areas patios, hard surfaces etc, and other operations as appropriate) at a scale not less than 1:200 shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure that there is a well laid out landscaping scheme in the interest of visual amenity.

9. The approved landscaping scheme shall be implemented not later than the first planting season following commencement of the development (or within such extended period as the local planning authority may allow) and shall thereafter be retained and maintained for a period of 5 years. Any plant material removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season and shall be retained and maintained.

Reason: To ensure the submission and implementation of a well-laid out scheme of landscaping in the interest of visual amenity.

LEGAL ADDRESS East Suffolk House, Station Road, Melton, Woodbridge IP12 1RT

POSTAL ADDRESS Riverside, 4 Canning Road, Lowestoft NR33 0EQ

10. Commensurate with the first reserved matters application, an Ecological Impact Assessment (EclA) will be submitted to and approved in writing by the Local Planning Authority. The EclA will include up to date ecological surveys of the site, assessment of the likely impacts of the proposed development on biodiversity, details of any mitigation and/or compensation measures necessary to address these impacts, and details of ecological enhancement measures to be incorporated into the development. The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To ensure that ecological receptors are adequately protected as part of the development.

11. Commensurate with the first reserved matters application full and specific details of measures to minimise water and energy consumption and to provide for recycling waste shall be submitted to and approved by the Local Planning Authority. Thereafter the approved measures shall be incorporated in to the hereby approved development in their entirety and be in place prior to the first occupation of the hereby approved dwelling.

Reason: To ensure appropriate sustainable construction measures are incorporated in to the scheme in the interests of mitigating against further climate change.

Informatives:

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.
2. East Suffolk Council is a Community Infrastructure Levy (CIL) Charging Authority.

The proposed development referred to in this planning permission may be chargeable development liable to pay Community Infrastructure Levy (CIL) under Part 11 of the Planning Act 2008 and the CIL Regulations 2010 (as amended).

If your development is for the erection of a new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling, holiday let of any size or convenience retail , your development may be liable to pay CIL and you must submit a CIL Form 2 (Assumption of Liability) and CIL Form 1 (CIL Questions) form as soon as possible to CIL@eastsuffolk.gov.uk

A CIL commencement Notice (CIL Form 6) must be submitted at least 24 hours prior to the commencement date. The consequences of not submitting CIL Forms can result in the loss of payment by instalments, surcharges and other CIL enforcement action.

CIL forms can be downloaded direct from the planning portal:

LEGAL ADDRESS East Suffolk House, Station Road, Melton, Woodbridge IP12 1RT

POSTAL ADDRESS Riverside, 4 Canning Road, Lowestoft NR33 0EQ

https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy/5

Guidance is viewable at: <https://www.gov.uk/guidance/community-infrastructure-levy>

3. Our records indicate that this property is served by a Private Water Supply. It is unclear whether the development will involve a connection to the mains, or the existing private water supply. If the development involves connecting to an existing private water supply, or the creation of a new private water supply advice should be sought from the Environmental Protection Team prior to commencing works.
All works undertaken must comply with the Private Water Supplies Regulations 2016 (as amended).

4. Access to buildings for fire appliances and firefighters must meet with the requirements specified in Building Regulations Approved Document B, (Fire Safety), 2019 Edition, incorporating 2010 and 2013 amendments Volume 1 - Part B5, Section 11 dwelling houses, and, similarly, Volume 2, Part B5, Sections 16 and 17 in the case of buildings other than dwelling houses. These requirements may be satisfied with other equivalent standards relating to access for fire fighting, in which case those standards should be quoted in correspondence.

Suffolk Fire and Rescue Service also requires a minimum carrying capacity for hard standing for pumping/high reach appliances of 15/26 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2000 Approved Document B, 2019 Edition, incorporating 2010 and 2013 amendments.

5. Suffolk Fire and Rescue Service records show that the nearest fire hydrant in this location is over 900m from the proposed build site and we therefore recommend that proper consideration be given to the potential life safety, economic, environmental and social benefits derived from the provision of an automatic fire sprinkler system. (Please see sprinkler information enclosed with this letter).
Consultation should be made with the Water Authorities to determine flow rates in all cases.
6. Protected species may be present at the site (bats, slow worms, newts). It is an offence to deliberately capture, injure or kill any such creature or to damage or destroy a breeding or resting place. A licence may need to be obtained from Natural England before any work is commenced, including demolition work, site clearance, timber treatment etc.
7. All bats are protected by the Wildlife & Countryside Act 1981 & the European Community Habitats Directive. It is an offence to disturb a bat when roosting or damage or destroy breeding sites or resting places.

LEGAL ADDRESS East Suffolk House, Station Road, Melton, Woodbridge IP12 1RT

POSTAL ADDRESS Riverside, 4 Canning Road, Lowestoft NR33 0EQ

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Philip Ridley', with a long horizontal flourish underneath.

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

Date: 26 February 2021

LEGAL ADDRESS East Suffolk House, Station Road, Melton, Woodbridge IP12 1RT

POSTAL ADDRESS Riverside, 4 Canning Road, Lowestoft NR33 0EQ

Please read notes below

Note

Most work, including change of use, has to comply with Building Regulations. Have you made an application or given notice before work is commenced?

Town and Country Planning Act 1990

Notification to be sent to an applicant when a local planning authority refuse planning permission or grant it subject to conditions

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Planning applications: Sections 78 Town & Country Planning Act 1990

Listed Building applications: Section 20 Planning (Listed Buildings and Conservation Areas) Act 1990.

Advertisement applications: Section 78, Town and Country Planning Act 1990 Regulation 15, Town & Country Planning (Control of Advertisements) Regulations 2007.

- Notice of appeal in the case of applications for advertisement consent must be served within eight weeks of receipt of this notice. Notice of Householder and Minor Commercial Appeals must be served within 12 weeks, in all other cases, notice of appeal must be served within six months of this notice.
- If an enforcement notice has been/is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

LEGAL ADDRESS East Suffolk House, Station Road, Melton, Woodbridge IP12 1RT

POSTAL ADDRESS Riverside, 4 Canning Road, Lowestoft NR33 0EQ

- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

LEGAL ADDRESS East Suffolk House, Station Road, Melton, Woodbridge IP12 1RT

POSTAL ADDRESS Riverside, 4 Canning Road, Lowestoft NR33 0EQ