

Land at Kings Road

BURY ST EDMUNDS, SUFFOLK, IP33 3DR

Residential Development Opportunity



LOT 2

LOT 1

savills

Indicative Sales Boundary

Land at Kings Road

Bury St Edmunds, Suffolk, IP33 3DR

KEY HIGHLIGHTS

- The Property is located centrally within the town of Bury St Edmunds within the county of Suffolk. The Property is situated approximately 0.97km (0.6 miles) west of the city centre and has primary access from Kings Road;
- The site is being marketed as two lots;
- Lot 1 extends to approximately 1.4 acres (0.56 hectares) and benefits from full planning permission for 26 residential dwellings, including access, car parking, landscaping and public open space, following demolition of existing buildings;
- The landowners also own the adjoining land to the south, referred to as Lot 2, extending to approximately 1.21 acres (0.49 hectares);
- Lot 2 is excluded from the current planning permission, however it lies within a residential allocation designated by West Suffolk District Council;
- Unconditional offers invited for Lot 1 via informal tender. Subject to planning offers may be considered for bids relating to Lots 1 and 2 together, including mixed bid structures;
- Available with vacant possession;
- A comprehensive set of technical, planning and legal information is available within the data room;

LOCATION & DESCRIPTION

The Property is located centrally within the town of Bury St Edmunds within the county of Suffolk, situated approximately 23.06 km (14.33 miles) north of Sudbury, 18.51 km (11.5 miles) south of Thetford and 20.3 km (12.6 miles) east of Newmarket. The A14 runs to the north of the town and provides direct access into Cambridge and to the A11 to the west which also links to the M11 motorway.

The Property is situated approximately 0.97 km (0.6 miles) west of the city centre and has primary access from the Kings Road. The Property is bound by residential dwellings to the west, north and east. To the south, it backs onto Jacqueline Close.

Rail services are available from Bury St Edmunds Station, which is located to the north of the Property. The station offers direct and regular services to Cambridge with the fastest journey time of 41 minutes, direct and regular services to Peterborough with the fastest journey time of 1 hour and 10 minutes and regular and direct services to Ipswich with the fastest journey time of 28 minutes.

(Source: Google Maps)

Indicative CGI Elevation

INTRODUCTION

On behalf of the landowners, Savills (UK) Limited ("Savills") is pleased to offer for sale the freehold interest in the Land at Kings Road, Bury St Edmunds, Suffolk (hereafter referred to as "the Property") via informal tender.

The Property extends to approximately 1.4 acres (0.56 hectares) and benefits from planning permission for 26 residential dwellings, granted under reference DC/23/1373/FUL.

The landowner owns the adjoining land to the south of the Property, referred to as Lot 2. This land is not included within the existing planning permission and extends to approximately 1.21 acres (0.49 hectares). Whilst excluded from the current consent, Lot 2 lies within a residential allocation designated by West Suffolk District Council.

The method of disposal is by informal tender with a bid deadline of **12 noon on Wednesday 24th June 2026**.

Offers are invited on both an unconditional and subject to planning basis. Preference will be given to clean bids and to parties who can clearly demonstrate that they have undertaken a full analysis of the site and understood all the obligations to be placed upon them.



Indicative CGI Elevation



PLANNING

The Property falls within the planning jurisdiction of West Suffolk District Council (“WSDC”). The statutory plan covering planning policy and development control for the area is the St Edmundsbury Local Plan. The document is made up of the Core Strategy (adopted December 2010), Vision 2031 (adopted February 2015) and St Edmundsbury Policies Map.

The recent planning history can be viewed in the table below:

REFERENCE	DESCRIPTION	DECISION
DC/23/1373/FUL	26 dwellings with access, car parking, landscaping and public open space (following demolition of existing buildings)	Permission granted on 28th November 2024

SECTION 106

Listed below are the S106 contributions based on the proposed mix as part of the planning permission. Parties should calculate their own liability as part of any bid.

CONTRIBUTION	COST
Early Years Expansion	£65,304
Secondary Expansion	£51,238
Libraries Improvements	£5,616
Waste Contribution	£4,316
Play and Leisure Facilities	£41,582.63
Affordable Housing Contribution	£47,600

A copy of the Section 106 Agreement is available in the dataroom.

ACCOMMODATION SCHEDULE

The below is the accommodation mix submitted as part of the planning application:

Type	No of units
1 bed apartments	6
2 bed apartments	10
3 bed houses	9
4 bed houses	1

The indicative accommodation sizes are outlined below and bidding parties are to rely upon their own mix and unit size assumptions.

Type	No of units	Area (SQ M)	Area (SQ FT)
Apartment	1	51.3	517.8
Apartment	2	70.5/71.1	711.5/717.6
House Type 1	3	97.5	984.1
House Type 2	3	96.1	969.9
House Type 3	4	121.4	1225.3
House Type 4	3	103.2	1041.6
House Type 5	3	102.1	1030.5

TENURE

The Property is owned freehold under multiple Registered Titles; SK287891, SK255834, SK261294, SK255877 & SK274769.

A copy of the Land Registration documentation is available within the data room.

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.



LOT 1 AND LOT 2

Lot 1

Lot 1 - Subject Property

The Property extends to approximately 1.4 acres (0.56ha) and benefits from planning permission for 26 dwellings with access, car parking, landscaping and public open space (following demolition of existing buildings).

Lot 2

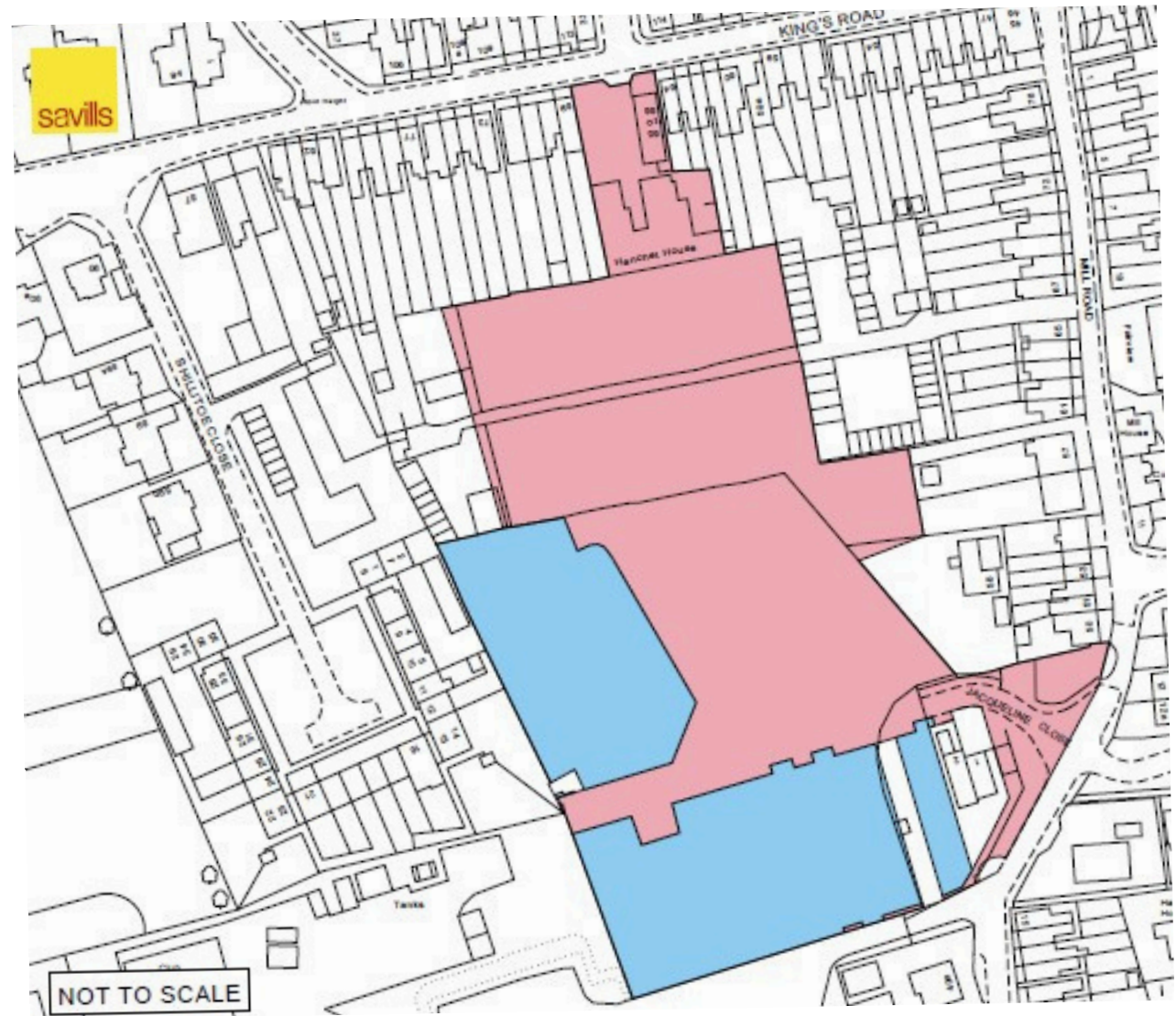
Lot 2 - Wider Property

The wider Property located to the south of the subject Property and extends to approximately 1.21 acres (0.49ha). This wider Property is excluded from the planning permission but it falls within the residential allocation designated by West Suffolk District Council.

Surrounding Context

The land ownership plan illustrates the respective land ownerships. The client's landholding is shown outlined in pink, whilst land owned by West Suffolk Council (WSC) is shown shaded in blue.

The West Suffolk-owned land provides helpful surrounding context to the Property. Although it is not currently being marketed, it nonetheless falls within the residential allocation designated by West Suffolk Council. Any interested parties should contact the Council's Property Services team for further information and discussion.



Land Ownership Plan

TECHNICAL

Environmental Risk Assessment

A Preliminary Environmental Risk Assessment as prepared by Delta Simons in December 2022.

The following recommendations are made:

- A further phase of site investigation;
- Vegetation clearance and demolition of existing buildings will be required prior to site investigation works being undertaken which may require an ecology survey and clearance works to be undertaken outside of nesting bird season and with regard to other protected species (e.g. bat roosts);
- Testing of on-Site stockpiles for off-Site disposal;
- Additional testing and investigation in the area of proposed soakaways;
- Subject to the findings of the investigation potable water pipes may require upgrading;
- Provision of a clean certified layer of topsoil in landscaped areas;
- A discovery strategy should be put in place for ground workers to act upon should suspected contamination be identified;
- A Remediation Strategy will be required following the Site Investigation to detail the methodology for any construction phase remediation works, with subsequent Validation report.

Archaeological Assessment

An Archaeological Desk-Based Assessment was prepared by the Clwyd-Powys Archaeological Trust in February 2021.

We have summarised the conclusions below:

- The potential for prehistoric archaeological remains is considered to be Low;
- The potential for Roman archaeological remains is considered to be Low;
- The potential for medieval archaeological remains is considered Low to Moderate;
- The potential for post-medieval industrial remains surviving on the site is considered to be Moderate to High, although the value of any remains is likely to be low.



Transport Assessment

A Transport Statement was prepared by Journey transport planning in June 2023.

We have summarised the conclusions below:

- The proposal will not have a significant impact on highway safety or capacity in the vicinity of the site and that the site can be accessed via a suitably designed arrangement in accordance with current standards for access and visibility;
- The proposals are in accordance with the aims and objectives of current policy as it relates to transport and will not have a material impact on the efficiency or safety of the local transport network;
- There are no substantive highway or transportation reasons why the proposals should not be permitted as submitted.

Flood Risk and Drainage Strategy

A Flood Risk Assessment and Drainage Strategy was prepared by Lucion Delta Simons in April 2024.

We have summarised the conclusions below:

- Set Finished Floor Levels 150 mm above surrounding ground levels in accordance with Building Regulations;
- Commission a private surface water sewer survey for neighbouring sites to identify a potential more suitable connection;
- A 3 m clearance either side of the 225 mm public foul sewer north of the Site should be provided.



Indicative CGI Elevations

*Indicative CGI Elevations*

BIDS

Offers are invited on an unconditional basis for Lot 1. Preference will be given to clean bids and to parties who can clearly demonstrate that they have undertaken a full analysis of the Property and understood all the obligations to be placed upon them.

Where purchasers are also interested in Lot 2, bids should be submitted on the same basis and assessed against the same criteria as Lot 1. In such circumstances, bidders are requested to submit a bid for Lot 1 only, a bid for Lots 1 and 2 combined, and optionally, a bid for Lot 2 in isolation.

For bids relating to both Lots together, subject to planning offers may be considered, including a combination of an unconditional offer for Lot 1 and a subject to planning offer for Lot 2.

The method of disposal is by informal tender and offers are due to be received by **12 noon on Wednesday 24th June 2026**. Email offers will be acceptable, addressed to maxwell.fahie@savills.com and charlotte.wint@savills.com.

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.

As part of the Heads of Terms process, we will set out detailed timescale for exchange and completion. This may include a series of legal meetings to ensure the timetable is achieved.

BID SUBMISSION

The following information should be provided with all bids:

- Confirmation of the Lot(s) being bid on;
- Outline of board approval process;
- Proof of funding;
- Details of solicitors to be instructed;
- Details of the anticipated purchase timetable;
- Confirmation of deposit to be paid upon completion of contracts;
- Details of track record and any nearby land interests;
- Purchaser to provide legal undertaking of £10,000 plus VAT to cover reasonable abortive legal costs.

OVERAGE

All parties should offer a sales overage as part of their offer submission.

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Location Map

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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VAT

Please note that VAT will not be charged on the sale of the Property.

VIEWINGS

Viewings are strictly by appointment only to be arranged through Savills Cambridge. A viewings day will be arranged during the course of the marketing period. Further details will be provided.

FURTHER INFORMATION

The full Information Pack can be found at:

www.savills.com/Land_at_Kings_Road/

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

CONTACT

For further information please contact:

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