

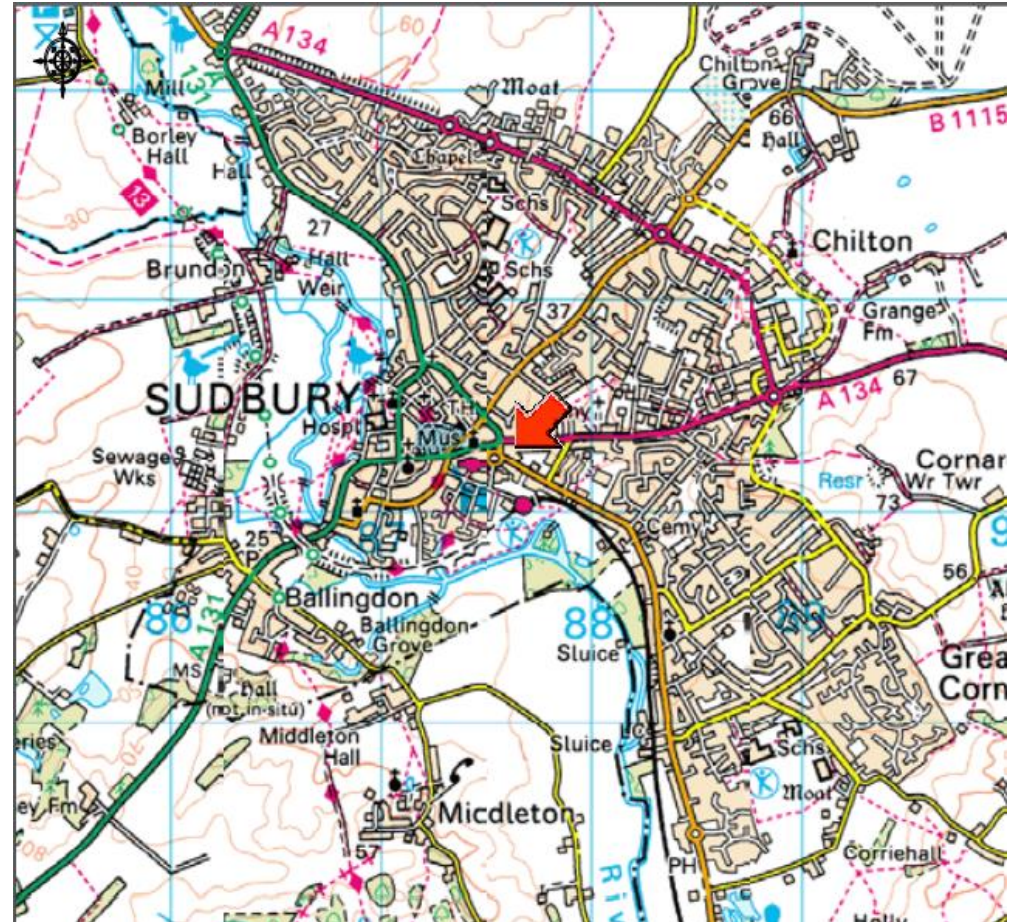
Prime Town Centre Site For Sale

Belle Vue, Newton Road, Sudbury, Suffolk CO10 2RG



Location

- Sudbury is an attractive market town and district centre with a population of approximately 25,000, a historical central core and a good range of shopping and recreational facilities. The site sits approximately 14 miles to the north west of Colchester, 15 miles north of Braintree, 16 miles south of Bury St Edmunds and 23 miles west of the County town of Ipswich.
- The A134 and A131 connects the town with the region's road network. Sudbury has a rail station with a branch line connection to London Liverpool Street via Marks Tey with a journey time of approximately 70 minutes.



Site Context

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Sudbury Vision

- Sudbury has significant ambitions for its future as expressed through the Sudbury Vision programme. The District Council is working in conjunction with the Sudbury Vision Group to undertake a number of initiatives to enhance the town centre:-
 - Market Hill Urban & Public Realm
 - Wider masterplanning of the eastern side of Sudbury, including the Hamilton Road Quarter
 - Gainsborough's House Project
 - Sudbury Green Corridor (right)
 - New entrance to Belle Vue Park



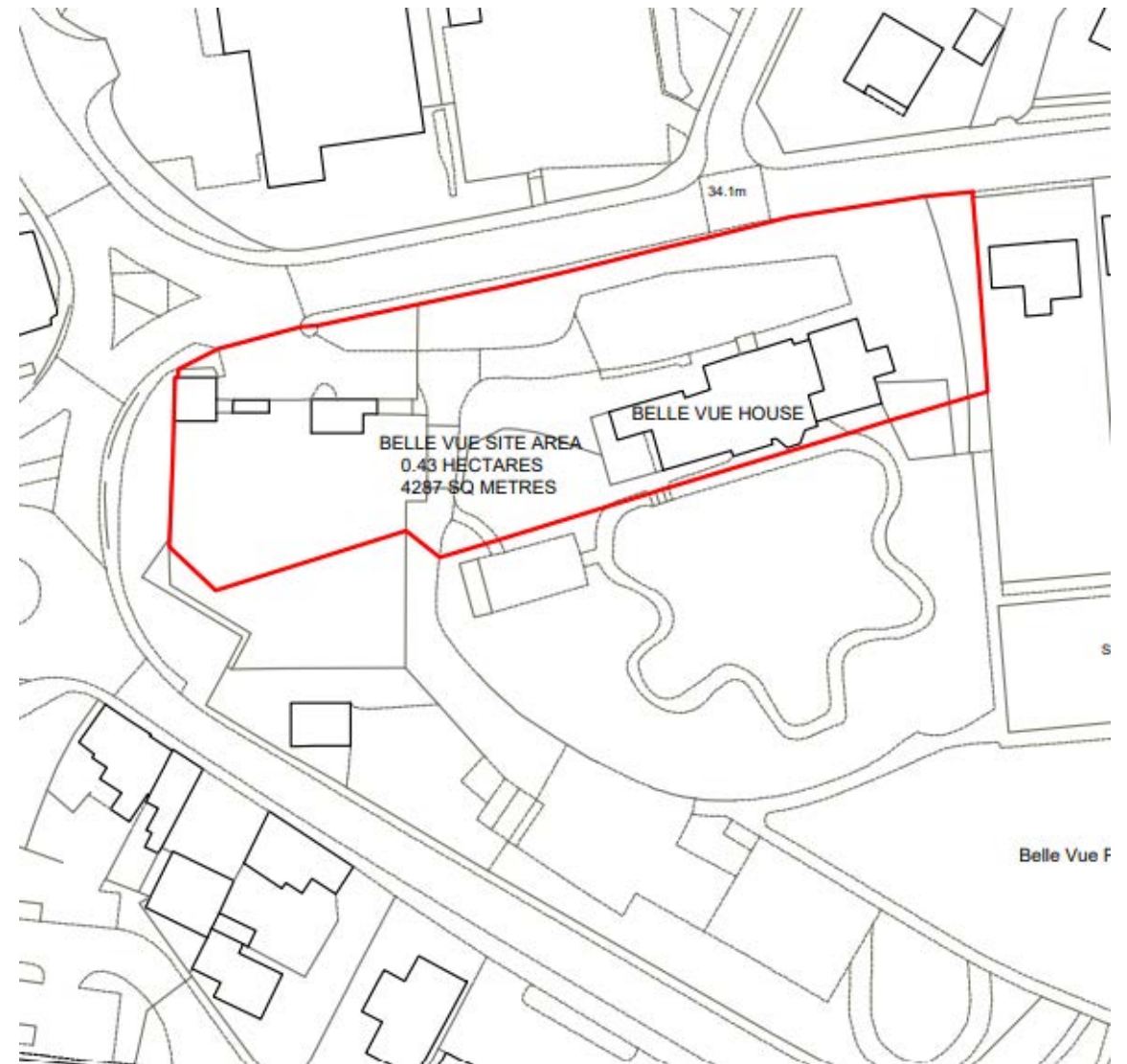
New Park Entrance

- The Council is currently in the process of creating a new public, pedestrian entrance to Belle View Park.
- The project will ensure that no public access will be required across the subject Belle Vue site, as is currently the case.
- The provision of the new park entrance will satisfy a local community desire which has stemmed from recent public engagement and will allow improved access for those on foot as well as cyclists, mobility impaired visitors or those with young children.



Description

- Belle Vue is a site of approximately 1.06 acres (0.43 hectares) situated at the intersection of the Newton Road and Cornard Road, fronting the town's inner one way system.
- The site comprises a three storey Victorian villa believed to date from 1870s which has most recently been used as offices and the town's former outdoor swimming pool. The site sits alongside Newton Road and is adjacent to Belle Vue Park.



BELLE VUE PARK, HOUSE & OLD POOL SITE

52°02'16.7"N 0°44'08.1"E





DESCRIPTION	M ²	FT ²
Basement	67.24	724
Ground Floor	276.47	2,976
First Floor	183.39	1,974
Roof space	23.71	255
Total	550.81	5,929


Accommodation

- The site measures approximately 1.06 acres (0.43 hectares).
- On a Net Internal Area (NIA) basis Belle Vue House has the approximate floor areas as above.



Babergh District: An Active Economy

- South Suffolk has advantages to attract businesses and inward investment. The workforce are adaptable and well trained in a variety of industries, from high volume precision engineering to customer services.
- Babergh is the home to a number of world renowned businesses ranging from the textile industry (particularly silk weaving) to large engineering companies. These include Mel Aviation, Nestle Purina, Lanxess UK and specialist niche businesses such as Hadleigh Maid Chocolate, Jim Lawrence Traditional Ironworks, British Gaskets, Lavenham Press and both Mauldons and Nethergate Breweries.
- There are also key national brands such as Waitrose and Sainsbury's alongside many independent restaurants, retailers and specialty shops.
- Babergh had 4,085 active businesses in 2018 and a higher business survival rate than County and National averages.



Babergh District: Demographics

- In 2019 Babergh was rated the second happiest place to live in the UK (Royal Mail 'Happiness' Survey).
- Employment in Babergh is characterised by:
 - Higher than Suffolk average employment in advanced manufacturing, construction, skilled trades & professions.
 - 79% economic activity rate (all people 16-64) with higher than Suffolk average of part time workers.
 - Higher than average % of self employed at 15.5% over 11.9% Suffolk average and 11% national.
 - Higher % of public sector employment 24.1% compared to 20.5% and 21.3%.
 - Higher level of managers, directors and senior officials at 14.4% compared to Suffolk 13.1% and 12% national.

(Based on Pre-Covid figures)

BABERGH POPULATION GROWTH / AGEING DEMOGRAPHIC

2019: 92,036 (26.3% over 65)

2036 (PROJECTED): 98,300 (35.5% over 65) Suffolk average 31.2%



Sudbury: Demographics

- Approx. 25,000 population including Cornard (13,846 Sudbury and 9,751 Great Cornard).
- Higher than Suffolk and National average of Full Time Employees, self employed and retired.
- Level of employment higher in process, machinery and machine operatives.
- Higher than average employment in the leisure & care sectors.
- One person households higher than Suffolk and National averages.
- Sudbury has a higher than average number of over 65s and lower number of 0-15s.

(Based on Pre-Covid figures)

Planning

- The site offers potential for redevelopment, subject to planning, for a number of uses including but not limited to offices, retail, care home, community uses, hotel, restaurant and residential. The Council is keen to see this site redeveloped to optimise potential opportunities for the benefit of the local economy and community, improve connectivity of the park with the town centre and to enhance the character and appearance of an important gateway to Sudbury.
- The Council's Policy CS18 focuses on the need for residential development to provide for the needs of the District's population, particularly older people.
- Belle Vue House is currently locally listed.
- Interested parties are advised to make their own enquiries of the local planning authority. Bradly Heffer, Principal Planning Officer, Babergh & Mid Suffolk District Councils. Tel: 01449 724618
Email: Bradly.Heffer@baberghmidsuffolk.gov.uk





General

- **Services:** Prospective purchasers are advised to make their own enquiries with the relevant service providers.
- **Tenure:** The site is to be sold freehold with vacant possession on completion. Alternatively, the Council will consider proposals for the site on a long leasehold basis with an annual groundrent being payable.
- **Conditionality:** Should the development proposal involve the retention of Belle Vue House then the refurbishment of Belle Vue House must be concurrent with the development of the remainder of the site.
- **Information Pack:** A pack of further information relating to the site is available upon request.



Method of Sale

- The sale is to be conducted by way of informal tender. Offers are sought on either a conditional or unconditional basis by 12 noon on Friday 22nd January 2021.
- Tender guidelines are included within the Information Pack. Offers received will be assessed on a quality / price evaluation criteria basis. The vendor reserves the right not to accept the highest or any offer received.



Contact & Viewings

Disclaimer: Babergh & Mid Suffolk District Councils and Studley Capital Ltd give notice that:-
These particulars are set out as a general outline for the guidance of intended applicants and do not constitute, nor constitute part of, an offer or contract;
All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation, and other details are given without responsibility and any intended applicants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Council does not bind itself to accept the highest or any offer.
Details prepared December 2020.

Viewings: Site viewings will be held on Wednesday 6th January and Wednesday 13th January 2021. Due to Covid-19 Regulations, viewings will be strictly by appointment only.

For further information or to arrange a site inspection, please contact:-

- **Mark Leonard** – Studley Capital Ltd

Tel: 07775 893115

E-mail: mlstudley@outlook.com

- **Lee Carvell** – Babergh & Mid Suffolk District Councils

Tel: 01449 724685 / 07860 827063

E-mail: lee.carvell@baberghmidsuffolk.gov.uk