

## Brandon Land at Lords Walk Estate, RAF Lakenheath, Earls Field, Suffolk IP27 9RX

- **Fifteen Freehold Sites extending to Approximately 26,372 sq m, 2.637 Hectares (6.5 Acres) in Total**
- Possible potential for Development subject to obtaining all necessary consents
- Plans and supporting documentation for a planning application for 67 units available
- To be offered Collectively as One Lot

### Vacant Possession

**BY ORDER OF A FUND**

**TO BE OFFERED WITHOUT  
RESERVE**

#### **Seller's Solicitor**

Messrs Addleshaw Goddard LLP  
(Ref: Kirsty Nicholson).  
Tel: 0131 222 9863.  
Email:  
kirsty.nicholson@addleshawgoddard.com

**VACANT – Freehold Land**



#### **Tenure**

Freehold.

#### **Location**

RAF Lakenheath is a Royal Air Force Base near the town of Lakenheath in Suffolk. Lakenheath is located on the edge of Thetford Forest Park, approximately 16 miles north of Bury St Edmunds. The land is situated on the east side of the B112, to the south of RAF Lakenheath. The area lies on the A1065, approximately 5 miles south of Brandon. The Ministry of Defence announced on 19th November 2018, £160 million of investment at RAF Lakenheath which will help to create 700 jobs.

#### **Description**

The property comprises 15 sites extending to approximately 26,372 sq m, 2.637 hectares (6.5 acres) in total. The sites will be offered collectively as one lot.

#### **Accommodation**

The sites were not measured by Allsop. Prospective purchasers are deemed to have fully satisfied themselves as to the extent of the land being sold and to bid accordingly.

**Total Site Area Approximately 26,372 sq m, 2.637 Hectares (6.5 Acres)**

#### **Planning**

Local Planning Authority: Forest Heath District Council.  
Tel: 01638 719000.

Email: [planning.help@westsuffolk.gov.uk](mailto:planning.help@westsuffolk.gov.uk)

The vendor has previously secured planning consent on two plots. Plans have been prepared along with all supporting documentation to submit a single application for 67 units on the estate. Please refer to the legal documentation online.

NB. The plan opposite is indicative only. For definitive plans, please refer to the legal documentation.

#### **Completion**

Completion will take place five working days after the sale of the final housing unit being sold by Lords Walk S.A.R.L.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000  
**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.



# Phase 4 Development Sites (Site as Existing)

Scale: 1:1250

True Scale at 1:1250  
0m 25m 50m 75m 100m 125m 150m

