



Red line for identification purposes only



RESIDENTIAL DEVELOPMENT LAND  
RESOLUTION TO GRANT OUTLINE PLANNING PERMISSION  
FOR UP TO 160 DWELLINGS  
LAND NORTH OF MOUNT ROAD,  
BURY ST EDMUNDS SUFFOLK IP31 2QX



**Residential Development North of Mount Road, Bury St Edmunds, Suffolk IP31 2QX**  
Cambridge 34 miles | Ipswich 23 miles | Norwich 42 miles

An outstanding residential development opportunity with resolution to grant Outline Planning Permission for up to 160 dwellings, located on the outskirts of the thriving town of Bury St Edmunds.

### The Site

The site comprises a rectangular parcel of relatively flat agricultural land extending to approximately 8.04 ha (19.86 acres). The site lies on the northern side of Mount Road, adjoining the residential area of Morton Hall on the eastern side of town. The Ipswich to Ely Railway Line runs to the north, arable land to the east, and to the south is Rougham Airfield, which is now allocated for development.

The site is allocated for residential development in the 2024 - 2041 West Suffolk Local Plan. West Suffolk Council resolved to grant Planning Permission for up to 160 dwellings on the 7<sup>th</sup> January 2026.

### Location

The Site is located on the edge of Bury St Edmunds, widely acknowledged as being one of the most desirable locations in Suffolk. Bury offers a wide range of employment, education, shopping, and leisure facilities as well as excellent transport links. Of particular note is the historic town centre packed with notable buildings such as St Edmundsbury Cathedral, the Abbey Gardens and an excellent range of cafes, restaurants and independent shops. Culture is catered for with Theatre Royal, the Apex and numerous other attractions.

### Planning Permission

West Suffolk Council resolved to grant Outline Planning Permission on the 7<sup>th</sup> of January 2026 (planning reference



DC/25/0410/OUT). The s.106 and planning conditions are currently being finalised with the District and County Councils. The Application is described as;  
*Outline planning application (all matters reserved except primary vehicular access to Mount Road) for up to 160 dwellings (with associated infrastructure and works, open space, parking, drainage and landscaping)*

### Affordable Housing / Self Build

The scheme will be required to deliver at least 40% Affordable Housing. The tenure mix will be required to meet the District Council's policy and need at the time. There will be a planning condition requiring 10% of the overall unit numbers to be self-build/custom build units.

### Draft s.106 Obligations

Draft financial contributions are;

- Public Open Space Footpath Contribution £15,000
- Built Facilities Contribution £48,091.68
- NHS Contribution £92,200
- Strategic Access Management and Monitoring SAMM contribution £68,776.00
- BNG Monitoring Fee £14,205.09
- Early Years Education Contribution £575,200.00
- Library Contribution £39,200.00
- Public Rights of Way Contribution £6250.00
- Primary Education Contribution £1,466,760.00

- Secondary Education Contribution £735,120.00
- Special Educational Needs and Disabilities Contribution £241,439.00
- Travel Monitoring Plan £1,200.00
- Waste Contribution £26,560.00

### Method of Sale

The property is offered for sale on an informal tender basis with written offers invited by noon on **Friday 14<sup>th</sup> August 2026**. Bidders are requested to clearly state any assumptions within their offers and complete a **bid pro forma** available in the Data Room. Both unconditional and conditional offers will be considered. The Promoter is offering planning and technical workshops on the morning of Monday 13<sup>th</sup> and afternoon of Monday 20<sup>th</sup> July. The Seller and Promoter reserve the right to interview shortlisted bidders ahead of selecting a buyer.

### VAT

Any sale price will be subject to VAT.

### Overage

Offers are requested to include a provision for overage which is expected to be linked to coverage, GDV and or unit numbers as well as s.106 contributions or affordable housing reductions. The sale will be subject to a planning overage in the event that permission is obtained for additional market housing units. Please provide details of overage on the bid pro- forma.

### Data Room

Interested parties can access the Data Room containing the relevant planning and technical documents at; <https://mountroad-burystedmunds.co.uk>

**For viewing and further Information including access to the Data Room please contact;**

Alex Turner: [aturner@lsk.co.uk](mailto:aturner@lsk.co.uk)  
01284 748614 or 07711 595187

### Legal Costs

The Buyer will be required to provide a costs undertaking of £20,000 + VAT in the event that they withdraw from the transaction following agreement of heads of terms and issuing of the contract documentation.

### Local Authority

West Suffolk Council  
West Suffolk House,  
Western Way,  
Bury St Edmunds,  
Suffolk  
IP33 3YU

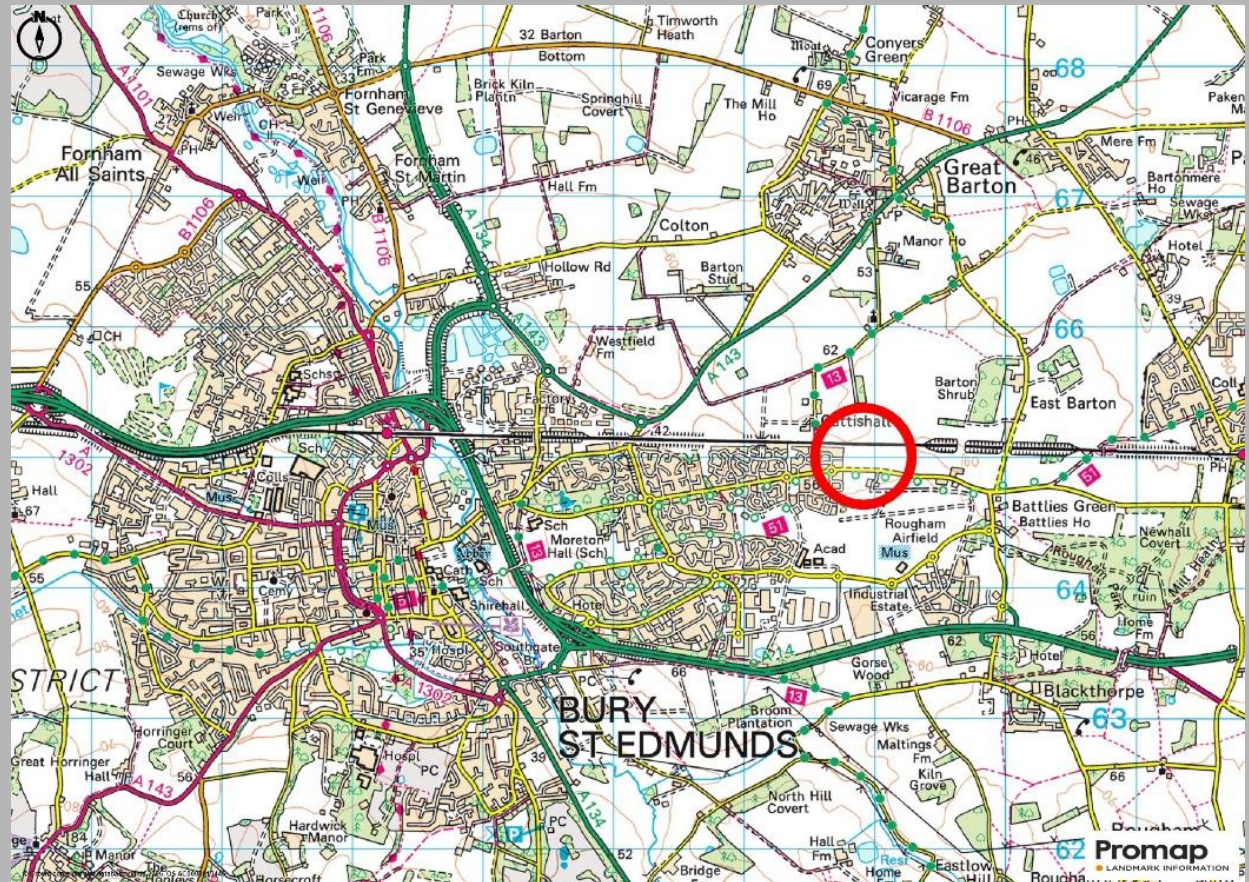
### Promoter

Pigeon  
Linden Square  
146 Kings Road  
Bury St Edmunds  
Suffolk IP33 3DJ  
Carl Atkinson: [c.atkinson@pigeon.co.uk](mailto:c.atkinson@pigeon.co.uk) 01284 766 200 /  
07526 935012

### Agent's Notes

The red line on the drone photograph is for identification purposes only.

At the present time West Suffolk Council do not charge CIL.





**Tel: 01284 748600**

10 RISBYGATE STREET, BURY ST EDMUNDS, IP33 3AA

**Tel: 01449 612384**

MARKET PLACE, STOWMARKET, SUFFOLK, IP14 1DN