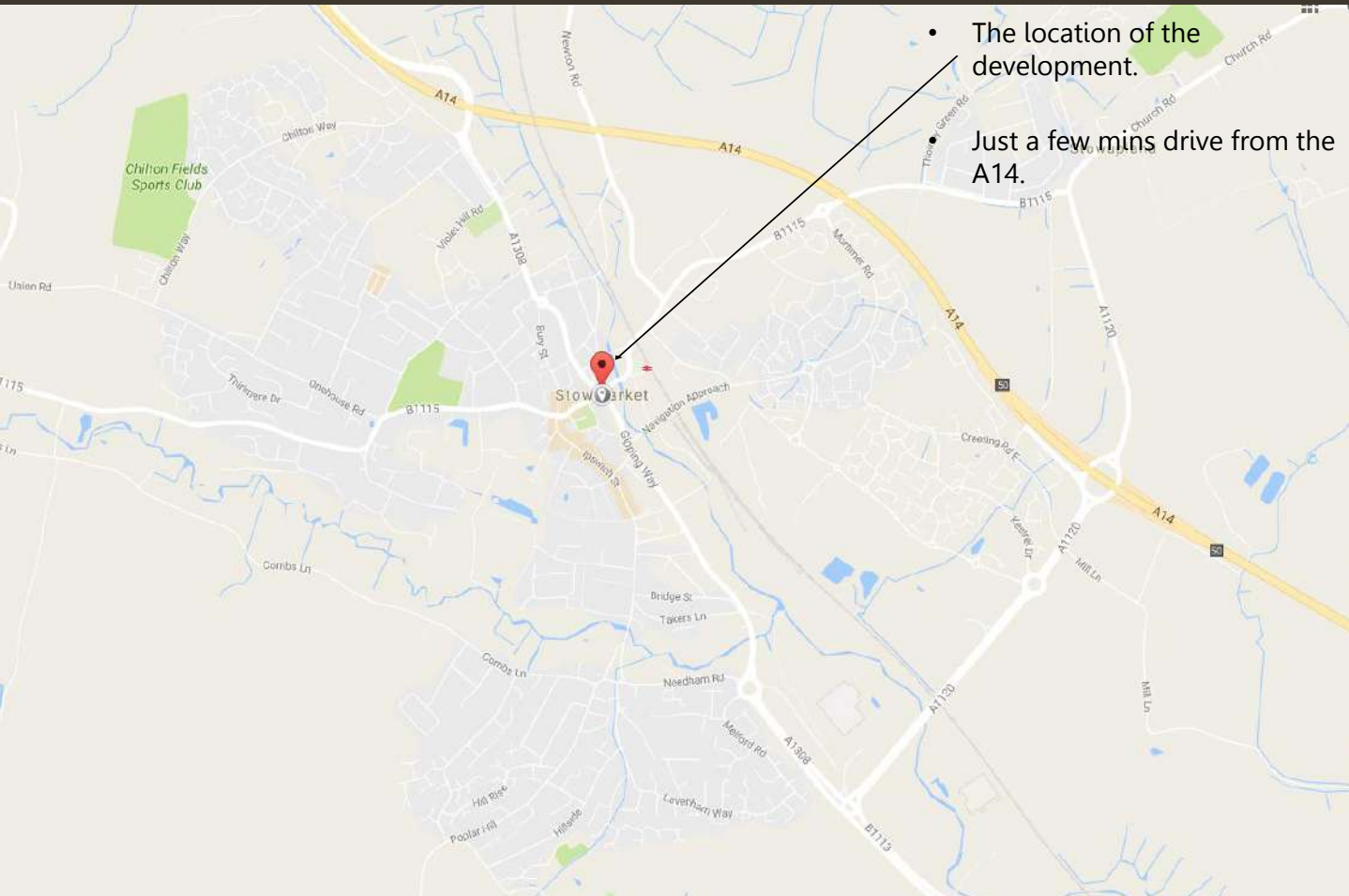


# Chapel Mews

A development of 6 luxury town houses in  
Stowmarket, suffolk.





- The location of the development.

Just a few mins drive from the A14.

## DEVELOPMENT OF 6 NEW TOWN HOUSES IN STOWMARKET WITH FULL PLANNING APPROVAL.

- Site cleared & shovel ready.
- S106 agreement U'FYUXmdUJX.
- No Community infrastructure levy on the site.
- No Social Housing requirement.
- All pre-commencement planning conditions signed off.
- Planning commencement enacted.

For more information please contact us on:  
Julian Francis Bobbin: Mobile - 07775788530  
Email - [Julian@James-Francis.co.uk](mailto:Julian@James-Francis.co.uk)

For Sale: Guide Price £ 495,000

Gross Development Value £1.8 - 1.91m



JAMES FRANCIS

# The location, a brief glimpse.

Stowmarket is a small market town in Suffolk that lies on the river Gipping. It's situated along the busy A14 trunk road between Ipswich & Bury St Edmunds, is just 45 minutes by road from Cambridge and is also on the main Norwich to London rail line making the location ideal for commuters with a commute time of approx. 1 hr 25mins. Stowmarket is the largest town in Mid Suffolk district with a population of around 16,000, with considerable further development planned. Stowmarket means "Principle Place" in old English and was granted a market charter in 1347 by Edward III.

The location has a mixture of Georgian and Victorian Town Houses and a thoughtful development of modern apartments. It is a few minutes walk from the town centre, schools and other local amenities that include fitness centre, theatre, cinema, leisure complex complete with swimming pools, climbing wall, bowls green, gym and an astro turf football pitch. A few minutes walk in the opposite direction finds a large park with a children's play area.



# Chapel Mews

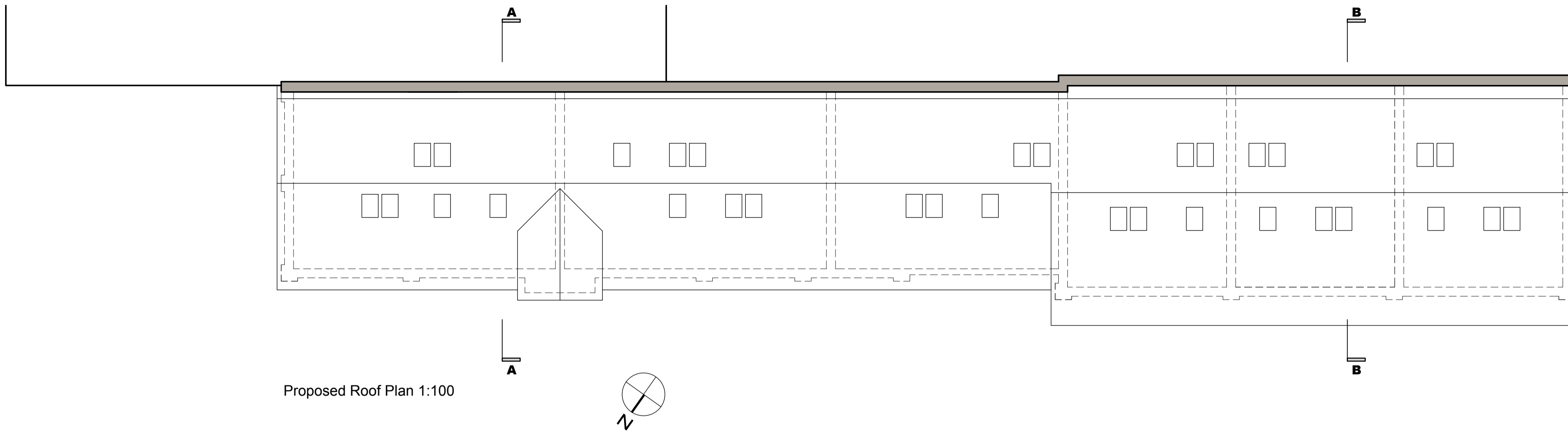
- Plot 1: Two Bedroom Town House - 75.8 SQM
- Plot 2: Two Bedroom Town House - 75.8 SQM
- Plot 3: 1/2 Bedroom Town House - 69.5 SQM
- Plot 4: 2/3 Bedroom Town House - 92.8 SQM
- Plot 5: 2/3 Bedroom Town House - 92.8 SQM
- Plot 6: 2/3 Bedroom Town House - 92.8 SQM

*(NB - Optional internal layouts to create additional rooms)*

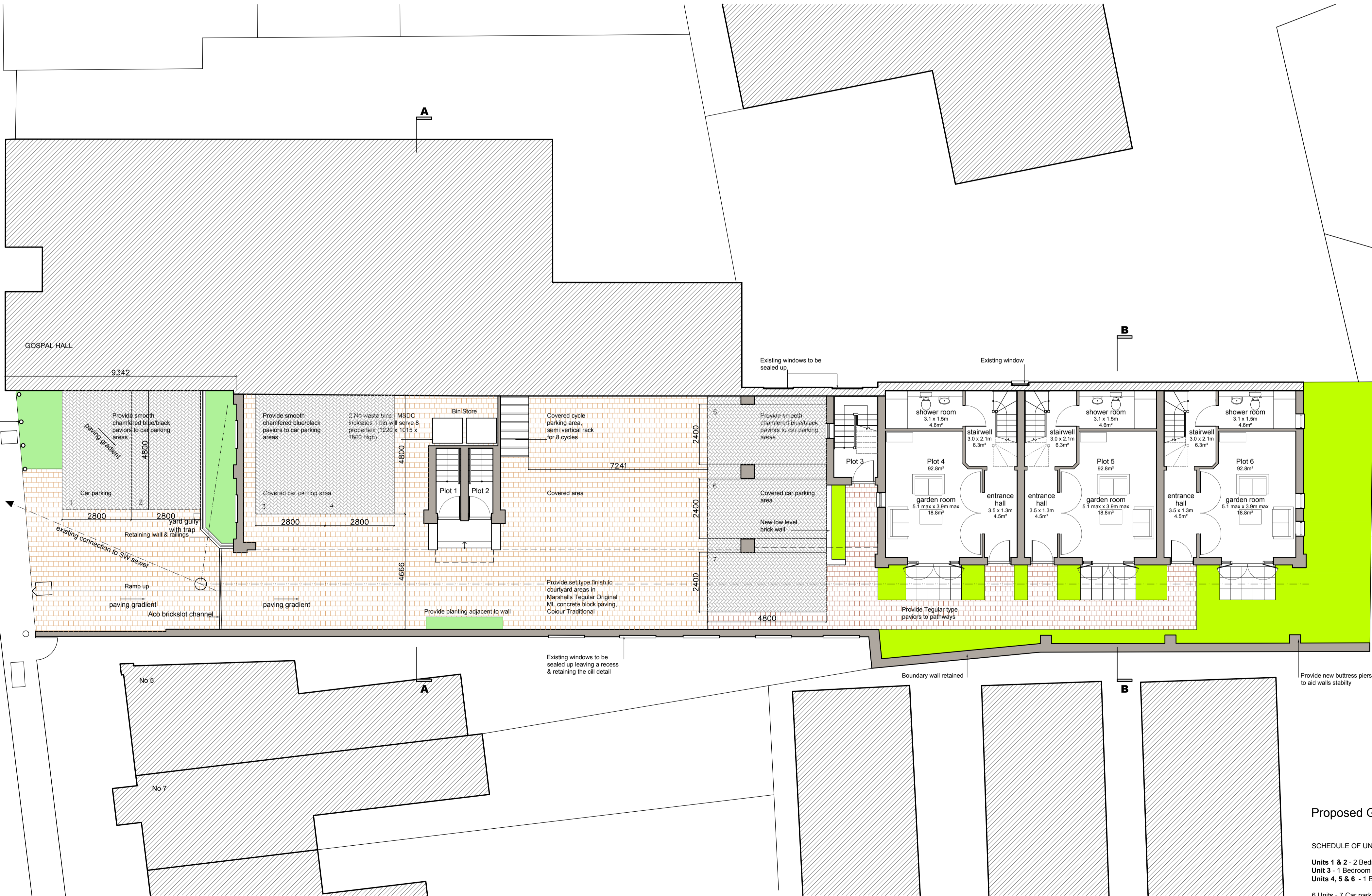
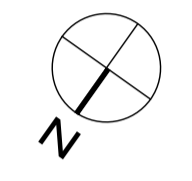


Guide Price : £495,000

Gross Development Value: £1.8 - £1.91M



Proposed Roof Plan 1:100



Proposed Ground Floor / Site Plan 1:100

SCHEDULE OF UNITS.  
 Units 1 & 2 - 2 Bedroom Apartments  
 Unit 3 - 1 Bedroom Apartment  
 Units 4, 5 & 6 - 1 Bedroom Houses  
 6 Units - 7 Car parking Spaces

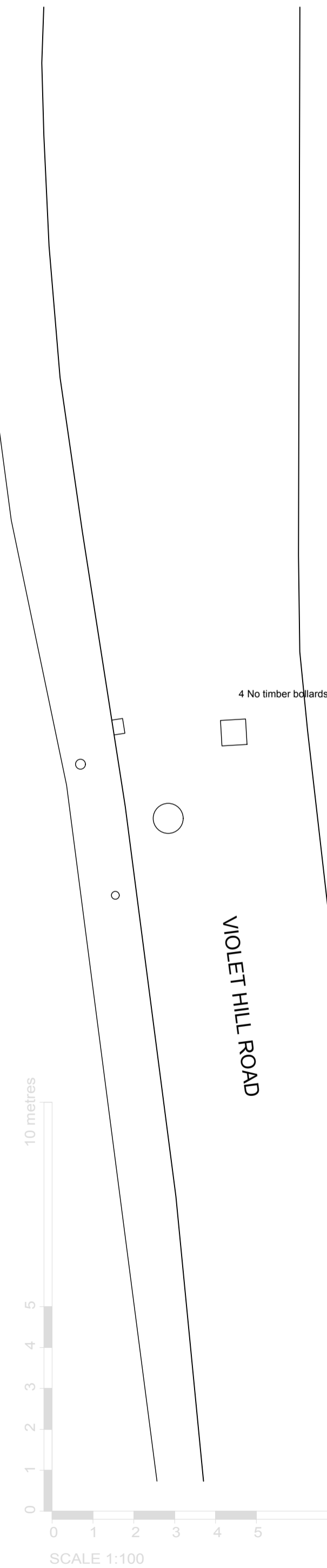
CDM  
 CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2007  
 Designers Hazard Information for Construction  
 These notes refer specifically to the information shown on this drawing. Refer to Health & Safety Plan for further information.  
 1. If you do not fully understand the risks involved during the construction of the items indicated on this drawing ask your health & safety advisor or a member of the design team before proceeding.

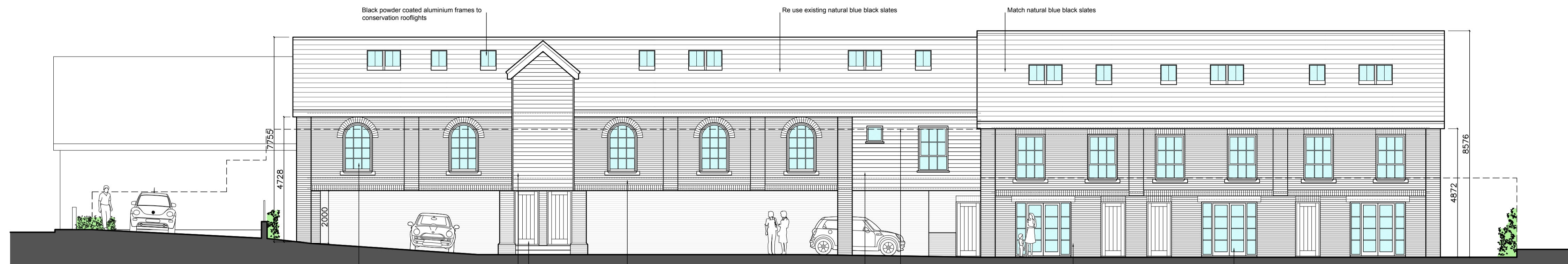
Date	Rev	Descriptions	Drawn	Checked
11.05.17	A	surface water details added	PW	

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Project	<b>Proposed Redevelopment of Bradley Engineering Works. Violet hill Road, Stowmarket. James Francis Ltd</b>		
Client	James Francis Ltd		
Drawing	<b>Proposed Site Plan, Ground Floor Plan &amp; Roof Plan</b>		
Scale & Format	<b>1:100 @ A1</b>	Date	<b>Apr 2013</b>
Drawing No.	<b>PW572_PL02</b>	Revision	<b>A</b>
Drawing Status	<b>Planning</b>		

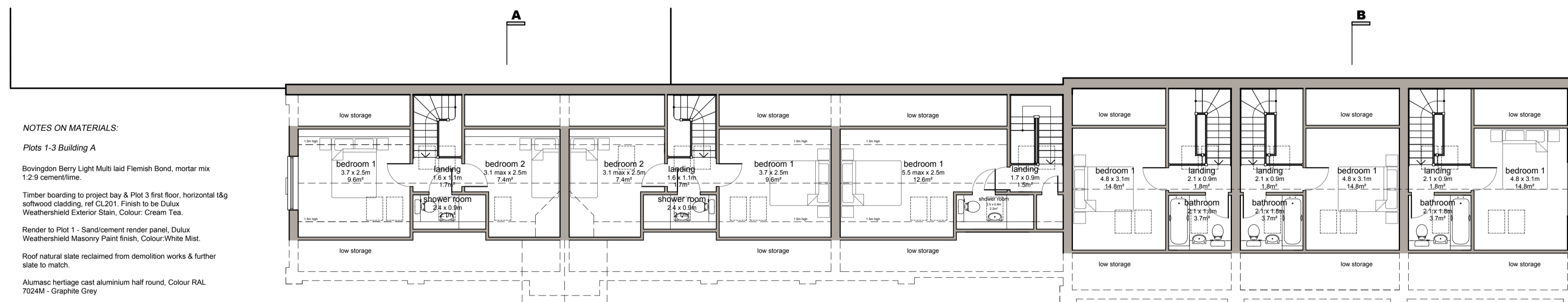
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Black powder coated aluminium frames to conservation rooflights  
 Re use existing natural blue black slates  
 Match natural blue black slates  
 Double hung timber sash windows with arched tops & stone cills. Windows set in reveal min 75mm & decorated using Farrow & Ball 'lime white'  
 Cream Tea weather boarding to projecting bay  
 Black gloss painted front doors  
 Walls to be Bovington Berry Light Multi laid Flemish Bond, mortar max 1:2:9 cement/sand. Form projecting brick plinth & buttressing piers. provide rubbing gauge arched openings over windows  
 Line of existing wall to be retained (omitted for clarity)  
 Cream Tea weather boarding  
 Yellow/buff stock brick with 220mm soldier courses over window & door openings. Concrete lintel over garden room  
 Charcoal grey or equal aluminium windows & doors

Proposed Northwest Elevation 1:100



NOTES ON MATERIALS:

Plots 1-3 Building A

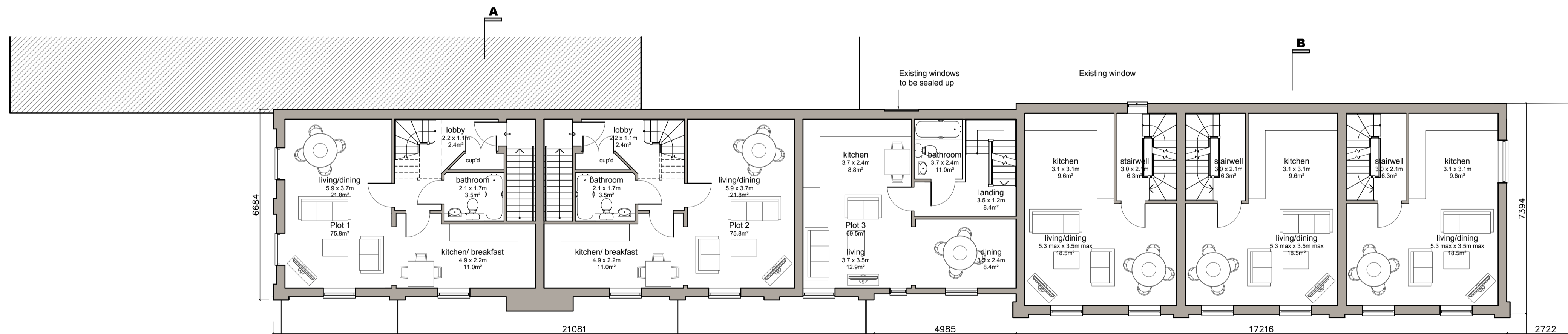
Bovington Berry Light Multi laid Flemish Bond, mortar mix 1:2:9 cement/sand.  
 Timber boarding to project bay & Plot 3 first floor, horizontal t&g softwood cladding, ref CL201. Finish to be Dulux Weathershield Exterior Stain, Colour: Cream Tea.  
 Render to Plot 1 - Sand/cement render panel, Dulux Weathershield Masonry Paint finish, Colour: White Mist.  
 Roof natural slate reclaimed from demolition works & further slate to match.  
 Alumasc heritage cast aluminium half round, Colour RAL 7024M - Graphite Grey  
 Double hung timber sash windows with arched tops & stone cills. Windows set in reveal min 75mm & decorated using Farrow & Ball 'Cream Tea'  
 Black powder coated aluminium frames to conservation rooflights

NOTES ON MATERIALS:

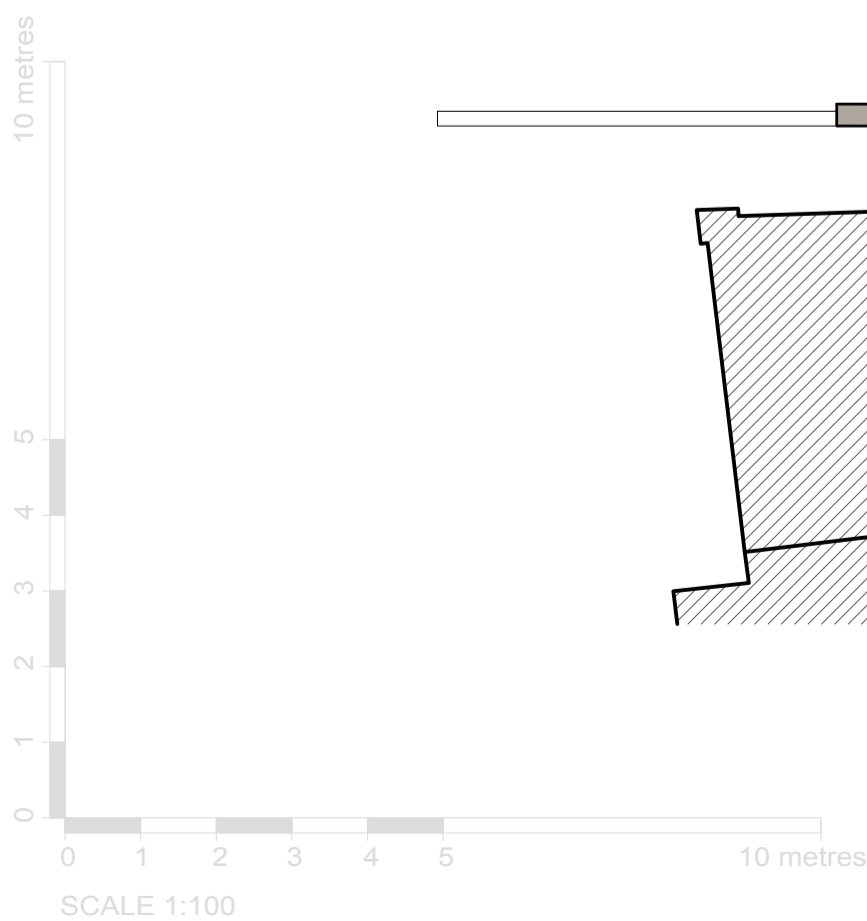
Plots 4-6 Building B

Yellow/buff stock brickwork laid Flemish Bond, mortar mix 1:2:9 cement/sand.  
 Render to Plot 6 - Sand/cement render panel, Dulux Weathershield Masonry Paint finish, Colour: White Mist.  
 Roof natural slate reclaimed from demolition works & further slate to match.  
 Alumasc heritage cast aluminium half round, Colour RAL 7024M - Graphite Grey  
 Top opening Charcoal grey aluminium windows with flat tops & stone cills. Windows set in reveal min 75mm.  
 Black powder coated aluminium frames to conservation rooflights

Proposed Second Floor Plan 1:100



Proposed First Floor Plan 1:100

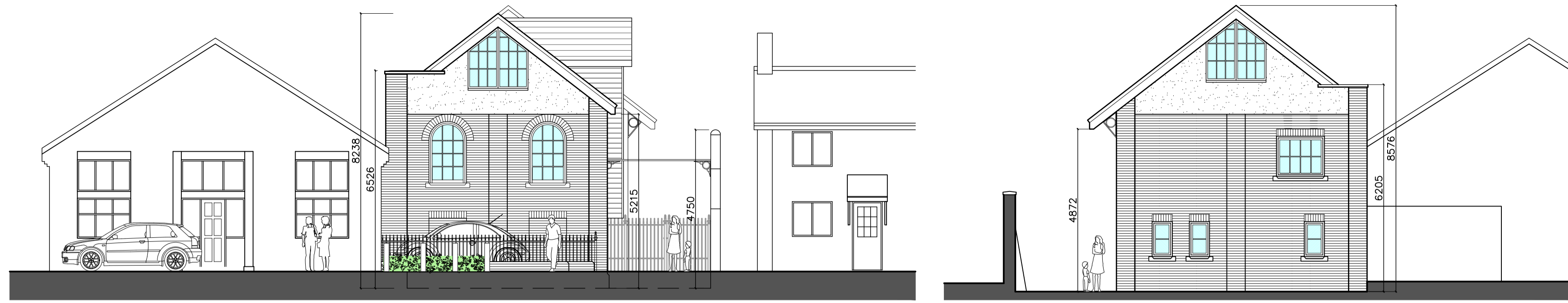


Date	Rev	Descriptions	Drawn	Checked

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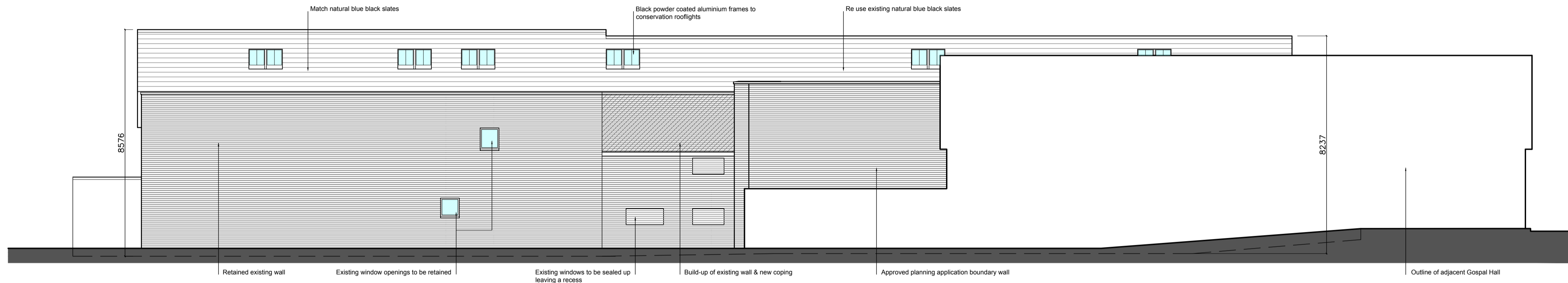
Project	<b>Proposed Redevelopment of Bradley Engineering Works. Violet hill Road, Stowmarket.</b>		
Client	<b>James Francis Ltd</b>		
Drawing	<b>Proposed First &amp; Second Floor Plans + Northwest Elevation</b>		
Scale & Format	<b>1:100 @ A1</b>	Date	<b>Apr 2013</b>
Drawing No.	<b>PW572_PL03</b>	Revision	<b>/</b>
Drawing Status	<b>Planning</b>		

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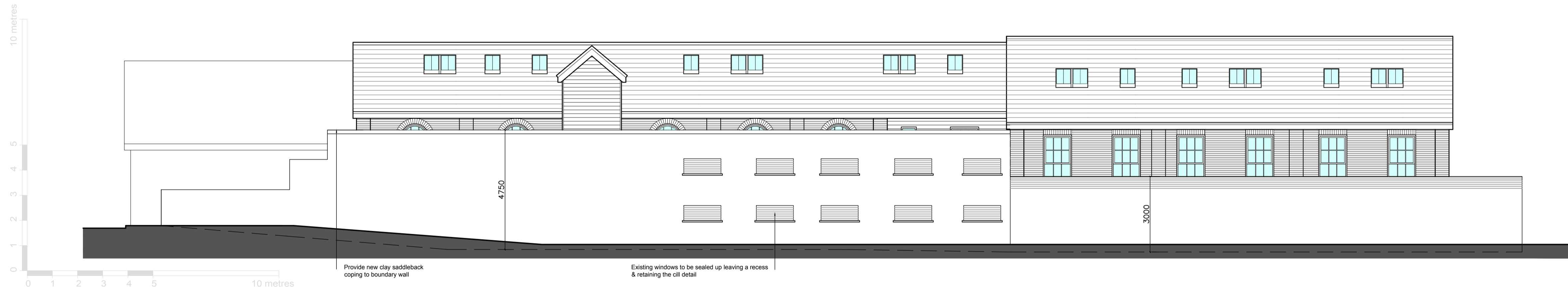


Proposed Northeast Elevation 1:100

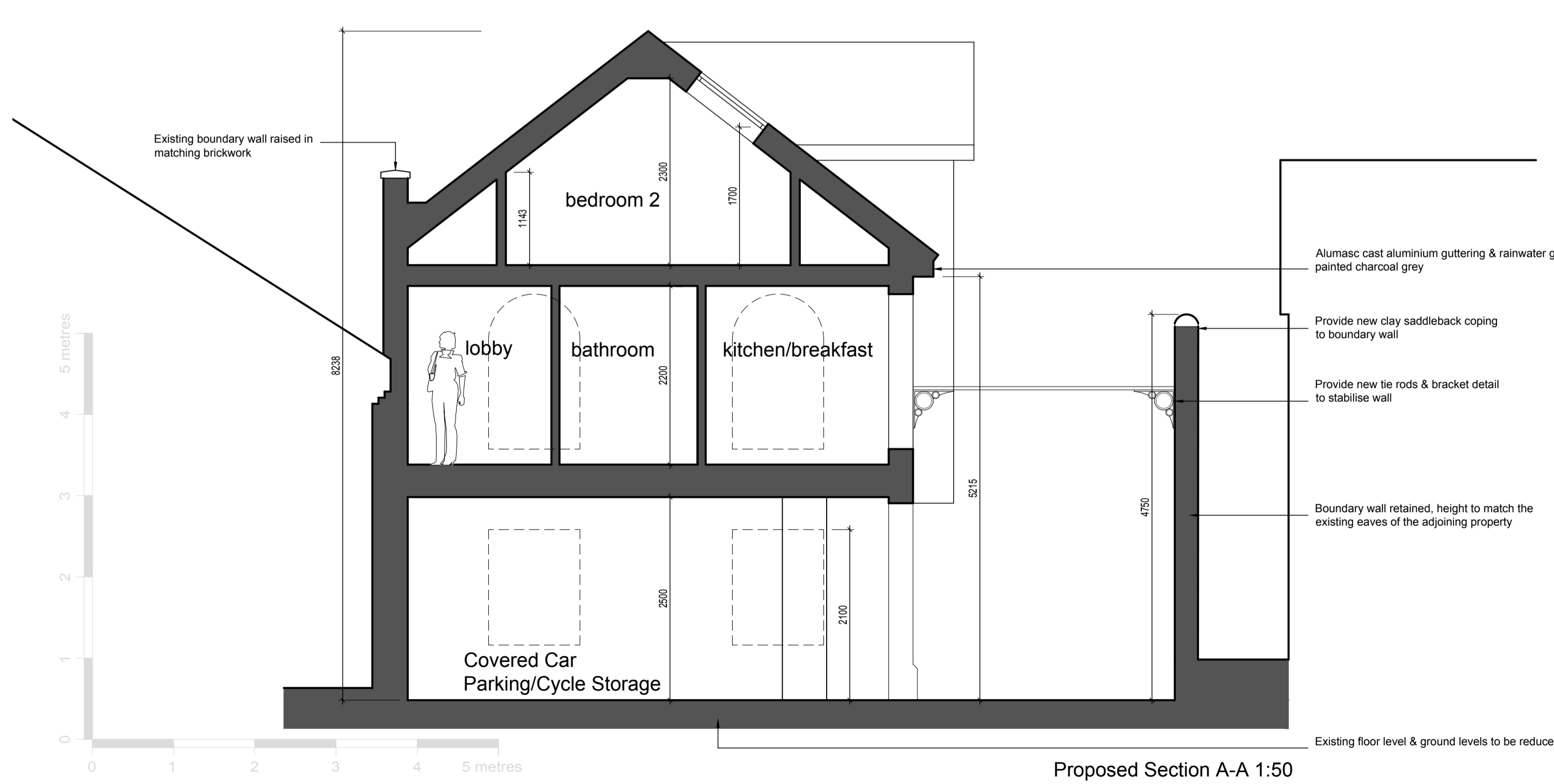
Proposed Southwest Elevation 1:100



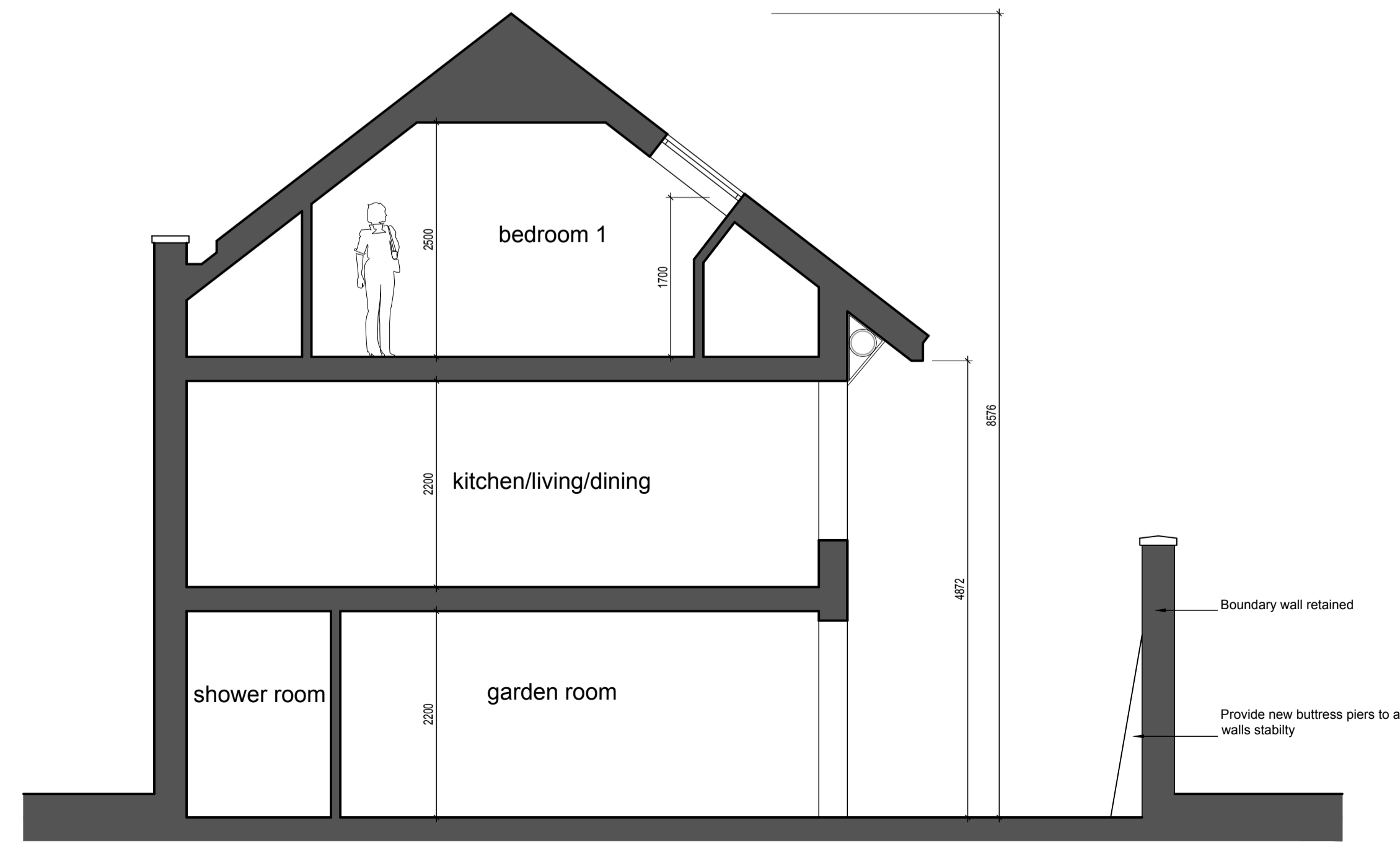
Proposed Southeast Elevation 1:100



Proposed Northwest Elevation (neighbouring side) 1:100



Proposed Section A-A 1:50



Proposed Section B-B 1:50

Date	Rev	Descriptions	Drawn	Checked

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Project	<b>Proposed Redevelopment of Bradley Engineering Works. Violet hill Road, Stowmarket. James Francis Ltd</b>		
Client	<b>James Francis Ltd</b>		
Drawing	<b>Proposed Elevations &amp; Section A-A &amp; B-B</b>		
Scale & Format	<b>1:50 @ A1</b>	Date	<b>Apr 2013</b>
Drawing No.	<b>PW572_PL04</b>	Revision	<b>/</b>
Drawing Status	<b>Planning</b>		

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