



**PARTRIDGES**  
Hadleigh | Suffolk



Chapman Sticks

# PARTRIDGES, 60 HIGH STREET, HADLEIGH, SUFFOLK, IP7 5EE

## Introduction

Redevelopment of a substantial retail unit located in the very centre of Hadleigh, with full planning permission and listed building consent for a considerable mixed use development opportunity.

## History

Partridges is a name synonymous with Hadleigh for the past 200 years. The business began as an ironmongers and has built its reputation as a one-stop shop for everything from a light bulb, to tractor mowers, to tea-pots. In 1929 the company was bought by members of the local Partridge family, thus giving the store its name that has continued to this day despite changes in ownership. Customers are drawn not just from the local area but across East Anglia and beyond, knowing that invariably Partridges will have items in stock that no other store will carry.

## Location

Hadleigh is a popular, historic market town about 10 miles from Ipswich and 13 miles from Colchester. The town has good transport links to both the A12 and A14 with a choice of mainline stations giving access to London Liverpool Street. Hadleigh's thriving High Street is characterised by numerous Listed Buildings and a selection of independent boutiques, shops, cafes, and wine bars. The town supports successful cricket, rugby, and football clubs, together with a variety of other leisure activities. Away from the town the area is noted for its charming, historic villages and towns including Lavenham, Dedham, Kersey, and Stoke-by-Nayland, together with numerous excellent pubs and restaurants.

## A UNIQUE OPPORTUNITY TO CREATE A LASTING LEGACY – THE REDEVELOPMENT OF THE ICONIC PARTRIDGES STORE IN HADLEIGH, SUFFOLK



## Description

The existing site comprises a series of linked buildings which extend between the High Street and Magdalen Road via a pedestrian section of George Street. From number 60 High Street, the first three buildings are Grade II Listed which are predominantly timber frame, having 16th century origins with frontages to the High Street and to the western half of the pedestrian area. The eastern section is a range of modern masonry buildings which continues the retail area with additional shop frontage on Magdalen Road, with an adjacent detached blockwork warehouse. To the north is vehicular access onto an open yard with extensive steel frame and clad storage buildings. The site extends to about 0.683 acres.

## Planning and Listed Building Consent

Full Planning and Listed Building Consent was granted on 9th July 2020 for 4 x two storey A1 retail units and 1x B1 office use (first floor) to the existing listed buildings with the remaining modern elements to the north and east to be demolished. The detailed planning consent grants the construction of 3 x detached, 3-storey Blocks providing 1 x ground floor A3 Food Retail (Block A) and a further 8 ground floor A1 retail units to Block B and C. The entire first and second floors to all Blocks comprise 14 Residential apartments (C3) with allocated parking for each. Please see accommodation schedule on page 5.



The proposed layout will create a new public thoroughfare named 'Partridges Walk' which will essentially extend the central hub to the town.

The Full Planning and Listed Building Consents with the conditions, supporting documentation and associated plans are available via Babergh and Mid Suffolk planning portal ([www.babergh.gov.uk](http://www.babergh.gov.uk)) under reference DC/19/05962 and DC/19/05963 respectively.

### Section 106 Agreement

Three instalments of £78,604 for affordable housing contribution are payable to Babergh and Mid Suffolk District Council on the completed sale of the first, seventh and tenth unit.

### Community Infrastructure Levy (CIL)

CIL liability has been calculated at £106,968 payable on the commencement of the development. Further details on the CIL payment procedure can be found at the planning pages of [www.babergh.gov.uk](http://www.babergh.gov.uk)

### Services

Main services are located on site.

### Tenure

Freehold

### Local Authority

Babergh and mid Suffolk District Council  
Endeavour House  
8 Russell Road  
Ipswich  
Suffolk  
IP1 2BX  
Tel: 0300 1234000

### Terms

Offers in the region of £3,400,000 are invited for the freehold interest.



### Residential Unit Sizes (sq.m)

Unit	Basement	Ground Floor	1 <sup>st</sup> Floor	2 <sup>nd</sup> Floor	Block	Beds	Baths
1			101.1		A	2	2
2			93.9		A	2	2
3			88.5		B	2	2
4			82.2		B	2	2
5			81.1		B	2	2
6			54.7		B	1	1
7			69.9		C	2	2
8			61.2		C	1	1
9			68.7		C	2	2
10			71.5		C	2	2
11				47.9	B	1	1
12				61.2	B	1	1
13				65.5	C	1	1
14				57.0	C	1	1

### Retail A1 Unit Sizes (sq.m)

Unit	Basement	Ground Floor	1 <sup>st</sup> Floor	2 <sup>nd</sup> Floor	Block
1	36.8	101.9	90.1	70.4	Existing
2	47.1	116.6	92.7	77.6	Existing
3	15.9	123.8	153.8	27.8	Existing
4		112.1			Existing
6		74.9			B
7		65.2			B
8		80.1			B
9		61.4			B
10		50.9			C
11		56.7			C
12		65.8			C
13		67.0			C

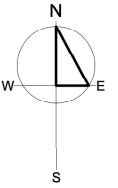
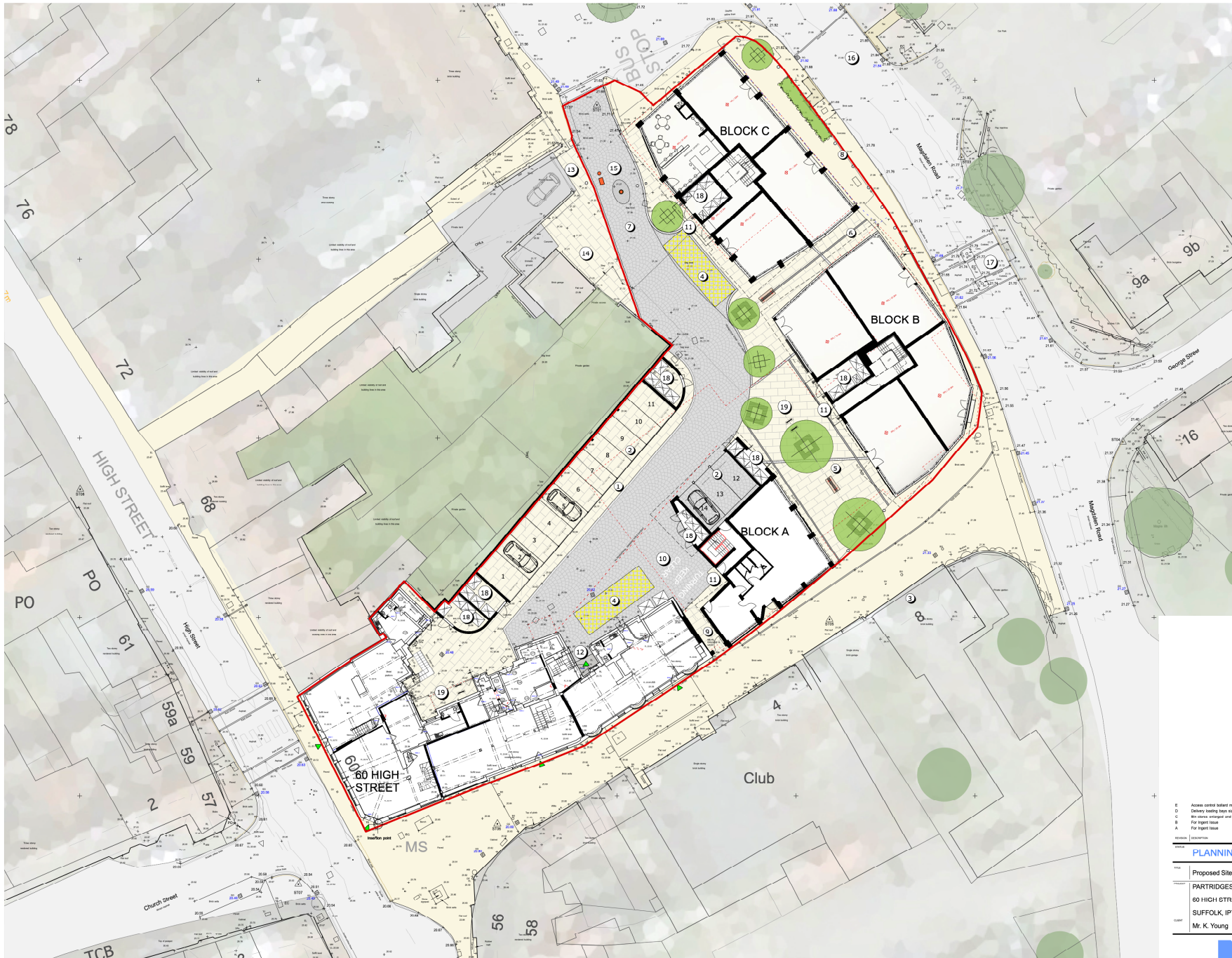
### Office B1 Unit Sizes (sq.m)

Unit	Basement	Ground Floor	1 <sup>st</sup> Floor	2 <sup>nd</sup> Floor	Block
5		10.3	135.2	19.1	Existing

### Food Retail A3 Unit Sizes (sq.m)

Unit	Basement	Ground Floor	1 <sup>st</sup> Floor	2 <sup>nd</sup> Floor	Block
5		113.6			A





**Key**

1. 1.5m wide marked pedestrian walkway
2. 2.5m x 5.0m parking bays for residential flats. 1 space allocated per flat.
3. existing No 8 George street becomes focal point of new square.
4. loading bay 3m x 9m
5. new public square with bench seating.
6. pedestrian link
7. pinch point past existing parking bays in front of garage.
8. planting and bollards alongside Magdalen Road to prevent parking.
9. Restricted access only.
10. vehicle turning area
11. entrance to residential 1&2 bed flats
12. entrance to first floor office
13. access gateway to Keith Avis
14. private parking in front of garage to be re-landscaped to match in with public realm.
15. new vehicular access control bollards at entrance to control movements to authorised vehicles only. Pedestrian access uninhibited.
16. existing traffic light crossing
17. existing pedestrian crossing
18. bin stores
19. Sheffield cycle stands

E	Access control bollard moved. Parking space no. 1 enlarged.	10/12/2018	SS
D	Delivery loading bay into bus lane.	08/12/2018	SS
C	Site review enlarged and presentation areas added.	20/11/2018	SS
B	For report issue.	14/12/2018	SS
A	For report issue.	04/12/2018	SS

<b>PLANNING</b>	
PROJ	Proposed Site Plan
REF	5257
CLIENT	PARTRIDGES REDEVELOPMENT
LOCATION	60 HIGH STREET, HADLEIGH
DATE	SUFFOLK, IP7 5EE
DATE	Mr. K. Young
DATE	SST
DATE	PB

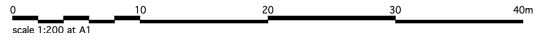


**WINGER KIEVENAAR**  
Chartered Architects

MARKET PLACE HOLEBURN BRISTOL SUFFOLK IP7 2DN 101173 02962  
E:enquiries@wka.co.uk



**RIBA**  
Chartered Practice





# ALL ENQUIRIES

01473 372 372

info@chapmanstickels.co.uk

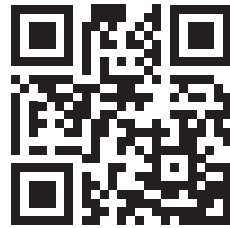
chapmanstickels.co.uk

Links and QR Codes to the detailed planning applications below:



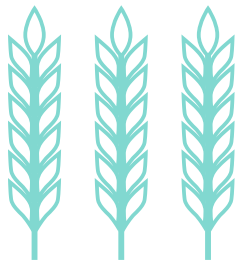
<https://rb.gy/h8whbz>

Reference: DC/19/05962



<https://rb.gy/j9ga8o>

Reference: DC/19/05963



## Chapman Stickels

The Corn Exchange,  
Market Place,  
Hadleigh,  
Suffolk,  
IP7 5DN

info@chapmanstickels.co.uk  
www.chapmanstickels.co.uk

01473 372 372

## All enquiries:

**Benedict Stickels**  
ben@chapmanstickels.co.uk

**Robert Chapman**  
robert@chapmanstickels.co.uk



rightmove

PrimeLocation.com

onTheMarket.com

Zoopla



McNeill Lowe & Palmer  
CHARTERED SURVEYORS

10 YEARS  
& BUILDING  
**WINNER  
KIEVENAAR**  
CHARTERED ARCHITECTS

## IMPORTANT NOTICE

Chapman Stickels states these particulars are for general information only and do not constitute an offer or contract or part thereof. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate where stated. Any prospective purchaser must satisfy themselves of the accuracy of the information within these particulars by inspection or otherwise. Chapman Stickels does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building restrictions), nor can it enter into any contract on behalf of the client. We do not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. If there is anything of particular importance to you, please contact us where we will endeavour to have any information or queries checked.