



EXISTING STREET SCENE ELEVATION SCALE 1:200



EXISTING BLOCK PLAN 1:500

PROJECT  
 REDEVELOPMENT OF:  
 66 TURNPIKE ROAD  
 RED LODGE IP28 8LB

TITLE  
 EXISTING SITE PLAN/BLOCK PLAN  
 & STREET SCENE ELEVATION

CLIENT  
 Leisure Parks Luxury Living Ltd

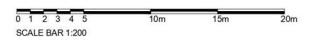
DRAWING STATUS  
 PLANNING

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REVISION  
 REV A\_21.07.21\_PROPOSAL SITE BOUNDARY ALTERATION  
 REV B\_11.11.21\_APPROVED APPLICATION SHOWN ON STREET SCENE AT STA  
 TURNPIKE ROAD



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DRAWN DJ CHECKED NP

SCALE (@ A1) 1:200/500 DATE JAN 2025

Turnpike Road, Bury St. Edmunds, IP28 8LB



# Turnpike Road

Red Lodge, Bury St. Edmunds,  
IP28 8LB

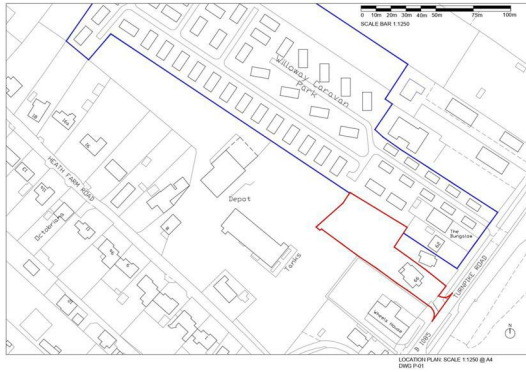


An excellent opportunity to acquire a residential development site with the benefit of detailed planning consent for the erection of 4no. detached dwellings.



**Guide Price £500,000**





## LOCATION

Red Lodge is a popular village located about 5 miles north of Newmarket and 20 miles from Cambridge. The village has undergone significant and rapid redevelopment in recent years and as a result there are a number of local amenities including shops, two primary schools, church, sports pavillion and village hall. The village is well placed for access to the A11 and A14 and the nearest train station is Kennett, about 5–8 minutes' drive from Red Lodge, with a service to Cambridge.

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## Planning Consent

West Suffolk Council planning reference DC/25/0125/FUL grants permission for the construction of four dwellings with associated access (following demolition of existing dwelling)

The site has detailed planning consent to erect-

Plot 1- 3/4 bed detached 1,507 sq.ft

Plot 2- 4 bed detached 1,776 sq.ft

Plot 3- 4 bed detached 1,776 sq.ft

Plot 4- 3 bed detached 1,313 sq.ft

Please speak to Cheffins New Homes team for assistance on property prices in the area and projected GDV

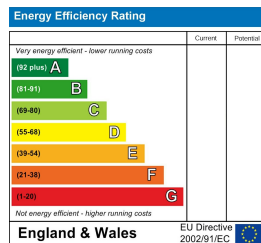
## Biodiversity Net Gain

Overall, across the planned development there is a net loss of 0.14 habitat area units and gain of 0.18 linear units, resulting in a net percentage change of -37.08% for habitat area units and +1492.25% for linear units. Furthermore, the proposed development does not meet the trading rules of BNG. In order to meet the trading rules of BNG and achieve a minimum 10% net gain in biodiversity, a total of 0.17 habitat units are required. A total of 0.14 of those units should be from vegetated garden or a habitat of medium distinctiveness or above.

## Method of Sale

The site is offered for sale by Private Treaty.





Guide Price £500,000

Tenure - Freehold

Council Tax Band -

Local Authority -

[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

