
Residential Development Opportunity

For Sale by Informal Tender



Red Line Plan for Indicative Purposes

Land east of Little Walden Road, Saffron Walden, Essex, CB10 2DN

With outline planning permission for up to 85 residential units

Unconditional offers invited by 12 noon Monday 11th December 2017

Contents

1.	INTRODUCTION	1
2.	LOCATION	1
3.	DESCRIPTION	2
4.	ACCESS	2
5.	PLANNING	2
6.	TECHNICAL	3
7.	TENURE / VACANT POSSESSION	3
8.	RIGHTS OF WAY	3
9.	VIEWINGS / MEETING WITH SAVILLS	4
10.	BIDS	4
11.	TIMING	4
12.	VAT	5
13.	IMPORTANT NOTICE	5
14.	FURTHER INFORMATION	5

Appendices

APPENDIX 1: Information Pack Index

Residential Development Opportunity

Land east of Little Walden Road, Saffron Walden



1. INTRODUCTION

On behalf of Gladman, Savills (UK) Ltd ('Savills') is pleased to offer for sale the freehold interest in the land east of Little Walden Road, Saffron Walden, Essex, CB10 2DN (hereafter referred to as 'the Property').

The Property comprises agricultural land, extending to approximately 4.47 ha (11 acres). The Property benefits from an outline planning permission for up to 85 residential dwellings (including 40% affordable housing), introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation, vehicular access point from Little Walden Road and associated ancillary works, with all matters reserved except access.

The method of disposal is by informal tender and the deadline for bids to be submitted is **12 noon on Monday 11th December 2017**. Interviews may be held on Thursday 14th December. Savills requests that prospective purchasers keep this date free.

Preference will be given to clean **unconditional bids** and to parties who can clearly demonstrate they have undertaken full analysis of the site and understood all of the obligations to be placed upon them.

The full Information Pack can be found at www.savills.com/littlewaldenroad and an index is provided at **Appendix 1**.

2. LOCATION

The Property is located to the north of Saffron Walden, to the east of Little Walden Road. Saffron Walden is a historical market town located in north west Essex, situated 63km (39 miles) north of London and 20km (13 miles) south of Cambridge.

Saffron Walden is a highly desirable historic town with an ancient market square and medieval buildings set within Essex countryside but providing an ideal location for commuters from London and Cambridge. Saffron Walden has a diverse range of local amenities, including excellent leisure facilities; a gym, swimming pool, sports grounds and cinema. The town centre provides a Waitrose shopping centre and many independent retailers including Hart's bookshop and a twice-weekly market. Exceptional educational services are provided with all of primary schools in the local area with an Ofsted rating of either 'good' or 'outstanding'. The local secondary school, Saffron Walden County High, also has an 'outstanding' Ofsted rating. The town has many attractions which attracts a lot of visitors year round. These include two mazes, Audley End House and grounds managed by English Heritage and Saffron Hall, which offers local music performances.

Residential Development Opportunity

Land east of Little Walden Road, Saffron Walden



Saffron Walden has good transport links. The closest railway station is Audley End Station, approximately 2.7 km (1.6 miles) south of Saffron Walden, with direct trains to Cambridge in 15 minutes and to London, in an average journey time of 41 minutes. The town benefits from road links via the B184 to the A11, A505, M11 and wider motorway network.

3. DESCRIPTION

The Property is currently undeveloped and comprises agricultural land, extending to 4.47 ha (11 acres) on the northern edge of the built-up area of Saffron Walden. The Property is well contained by existing vegetation along the northern, western and southern boundaries. A continuous belt of dense woodland is located directly to the north.

It is bound by dense hedgerow and open countryside to the north, further agricultural land to the east, residential development from St Mary's View and Limefields to the south, and Little Walden Road to the west.

4. ACCESS

Vehicular access will be provided to the west of the Property, off Little Walden Road, which is an adopted highway. Access has been approved under drawing reference 17-T019-02a.

5. PLANNING

The Property falls in the jurisdiction of Uttlesford District Council and is not subject to any local or national designations. It benefits from the following planning permission:

Ref.	Decision Date	Description	Decision
UTT/16/2 210/OP	21 st August 2017	Development up to 85 residential dwellings (including 40% affordable housing), introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation, vehicular access point from Little Walden Road and associated ancillary works; all matters to be reserved with the exception of the main site access.	Granted at Appeal

A copy of the planning application documents can be found in the online Data Room at www.savills.com/littlewaldenroad or sourced from Uttlesford District Council website under the above planning reference.

Section 106

The Section 106 has been signed and can be found in the data room. We understand that the following contributions are sought:

- Early Years Contribution – scheme dependent
- Primary Education Contribution – scheme dependent
- Secondary Education Contribution – scheme dependent
- Highway Contribution - £150,000

We ask that all bidders clarify their allowance for Section 106 contributions.

6. TECHNICAL

A comprehensive technical Information Pack has been put together and made available to all parties. We advise that any purchasers make themselves fully aware of the wider reports and make themselves comfortable with the content therein.

In terms of Storm Water Drainage, please note that there is an alternative SUDS option than what is stated in the FRA. A detailed note can be found on the data room.

Please note that a Phase 2 report will be provided by the end of November 2017.

7. TENURE / VACANT POSSESSION

The land will be sold freehold with vacant possession. A copy of the land registry documentation can be found in the Information Pack.

The Landowners will retain a 1 metre wide ransom strip along the eastern boundary and any potential purchaser will be expected to bring an adoptable road and services to the boundary.

8. RIGHTS OF WAY

The Property will be sold subject to and with the benefit of all rights, covenants and agreements and declarations affecting the Property.

9. VIEWINGS / MEETING WITH SAVILLS & KEVIN HENRY

Savills and Kevin Henry will be arranging a viewing day in due course. Details to follow.

10. BIDS

Savills are instructed to place the Property on the market with a view to selling the entire Property at the best consideration on preferably an **unconditional basis**, however subject to planning or reserved matters proposals will also be considered.

Offers are to be received by **12 noon on Monday 11th December 2017** and sent in a sealed envelope to Savills, Unex House, 132-134 Hills Road, Cambridge, CB2 8PA and Kevin Henry, 1 Market Street, Saffron Walden, CB10 1JB. The envelope should be marked "Land at Little Walden Road, Saffron Walden – JCB/HR".

E-mail offers will be acceptable, addressed to jcbates@savills.com and henry@kevinhenry.co.uk

The vendor will not be bound to accept the highest or indeed any offer and may withdraw the property from the market at any time.

Bid Submission

The following is to be submitted as part of any bid:

- Purchase price;
- Details of scheme;
- Proof of funding;
- Details of solicitors to be instructed;
- Details of the anticipated purchase timetable;
- Confirmation that a 10% non-refundable deposit will be paid on exchange of contracts;
- Details of track record and any nearby land interests;
- An undertaking of up to £7,500 +VAT of Vendor's legal costs.

11. TIMING

The method of disposal is by informal tender and the deadline for bids is **12 noon Monday 11th December 2017**. Interviews may be held on Thursday 14th December. Savills requests prospective purchasers to keep this date free.

Residential Development Opportunity

Land east of Little Walden Road, Saffron Walden



As part of the Heads of Terms process, we will set out a detailed timescale for exchange and completion. This will include a series of legal meetings to ensure the timetable is achieved.

12. VAT

Please note that VAT **will** be charged on the sale of the Property.

13. IMPORTANT NOTICE

Savills and the vendors give notice that (i) these particulars are produced in good faith and are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intended purchaser should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them; and (ii) no person in the employment of the agents, or the vendors has authority to make or give any representation or warranty whatever in relation to this property, (iii) intending purchaser seeking to rely on any survey, report assessment or statement produced for the vendors by any third party must make their own arrangements with the relevant third party.

Please be aware that all plans are subject to the purchaser's surveys and due diligence.

14. FURTHER INFORMATION

The full Information Pack relating to the entire Property can be found within the online Data Room, accessed at www.savills.com/littlewaldenroad and an index is provided at **Appendix 1**.

Please ensure that in the first instance all enquiries are made to one of the individuals dealing with the sale:

Justin Bates
jcbates@savills.com
01223 347266

Rebecca Saunders
Rebecca.saunders@savills.com
01223 347271

Henry Rowe
henry@kevinhenry.co.uk
01799 512133

Clare Goodchild
c.goodchild@gladman.co.uk
01260 288 832

Savills (UK) Ltd
Unex House
132 - 134 Hills Road
Cambridge
CB2 8PA

Kevin Henry
1 Market Street
Saffron Walden
Essex
CB10 1JB

APPENDIX 1 – INFORMATION PACK INDEX

PLANNING

- Application Form and Notices
- Location Plan – May 2016
- Development Framework Plan (6825-L-03-J) – February 2017
- Planning Statement – August 2016
- Design and Access Statement – July 2016
- Design and Access Statement Addendum
- Statement of Community Involvement – August 2016
- Signed Section 106
- Refused Decision Notice – December 2016
- Appeal Decision Notice – August 2017
- Access Drawing (17-T019-02-a) – February 2017
- Affordable Housing Report – October 2017

TECHNICAL

- Socio-Economic Report – June 2016
- Landscape and Visual Impact Assessment
- Ecology Assessment – October 2016
- Ecology Assessment – Appendix A
- Ecology Assessment – Appendix B
- Arboricultural Assessment – July 2016
- Transport Assessment – June 2016
- Heritage and Archaeology Statement – June 2016
- Health Impact Assessment – August 2016
- Air Quality Assessment – July 2016
- Noise Assessment – May 2016
- Phase 1 Site Investigation – September 2015
- Flood Risk Assessment – July 2016
- Foul Drainage Report – June 2016
- Mineral Resource Assessment – July 2016
- Topographical Survey – Rev B (& DWG Format)
- Storm Water Drainage Note
- Storm Water Drainage – Route Plan
- Storm Water Drainage – Plan 1
- Utilities
 - Electric (1-9)
 - Drainage
 - Gas
 - UKPN Budge Electric Quote

LEGAL

Residential Development Opportunity

Land east of Little Walden Road, Saffron Walden



- Register – EX488284
- Register – EX569285
- Title Plan – EX488284
- Title Plan – EX569285