

Residential Development Opportunity Land south of Thompsons Meadow

For Sale by Informal Tender



With outline planning permission for up to 16 dwellings

Offers Invited by 12 noon Friday 1st December 2017



Contents

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

Appendices

APPENDIX 1: Information Pack Index

Land south of Thompsons Meadow, Guilden Morden

Residential Development Opportunity



1. INTRODUCTION

On behalf of the landowner, Savills (UK) Ltd ("Savills") is pleased to offer for sale the freehold interest in the land south of Thompsons Meadow, Guilden Morden, Cambridgeshire.

The site extends to approximately 1.75 ha (4.32 acres) and benefits from a outline planning permission (S/3077/16/OL) for up to 16 dwellings (8 market and 8 affordable) with all matters reserved except access. An indicative red line plan of the site is provided within the Information Pack.

The method of disposal is by informal tender and the deadline for bids to be submitted is **12 noon on Friday 1st December 2017**. Interviews are to be held shortly after this date.

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. A planning overage must be provided on a per unit basis in all offers.

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

2. LOCATION

The site is located to the south east of Guilden Morden, south of Thompsons Meadow and east of Trap Road. Guilden Morden is a small village located in south Cambridgeshire, situated approximately 8km (5 miles) west of Royston and 26 km (16 miles) west of Cambridge.

Guilden Morden has a range of local amenities including a pub and a farm shop, village hall, a church and Guilden Morden Primary School and a senior school in Bassingbourn connected by a daily bus service (Ofsted rating-good). From the 2011 census, Guilden Morden has an estimated population of 986.

Regular rail services into London Kings Cross and Cambridge are available from Ashwell and Morden railway station 5km (3.7 miles) to the south, the fastest commuting times to London being 38 minutes, and 21 minutes to Cambridge.



3. DESCRIPTION

The site extends to approximately 1.75 hectares (4.32 acres) and comprises a horseshoe shaped meadow. It is bound by Trap Road to the east, Thompsons Meadow and residential development to the north and Morden Farm and further fields to the south and west. It currently comprises pasture that has been regularly chopped for hay. The site is well screened with trees and hedges along the boundary. There are a number of Tree Preservation Orders along the site's northern and eastern boundaries, which we understand comprise predominantly of mixed broadleaved tree species.

4. ACCESS

The site fronts and is accessed from Thompsons Meadow at its junction with Trap Road. The proposed access is located further to the west of the northern boundary.

5. PLANNING

The site falls in the jurisdiction of South Cambridgeshire District Council. We highlight below and benefits from the following outline planning permission:

Ref.	Decision Date	Description	Decision
S/3077/16/OL	1 st March 2017	Outline planning permission for the proposed development of up to 16 dwellings (8 market and 8 affordable) with all matters reserved except access.	Outline Permission

A copy of the planning application documents can be found in the online data room or sourced from South Cambridgeshire District Council website under the above planning reference.

Indicative Scheme

An indicative scheme for the site was submitted as part of the planning application. This comprises of 16 dwellings with a tenure that offers 50/50 proportion of market and affordable homes.



Section 106 Contributions

The planning permission is subject to the following Section 106 Agreement:

Item	Contribution £
Sports	£19,000
Children’s Play Space	£25,000
Indoor Community Space	£8,000
Household Waste Receptacle Contribution	£1,176 (£73.50 per unit)
Off-Site Play Contribution	Dependent on scheme **

** We ask that Section 106 assumptions are made clear within offer submissions.

Any savings made to the Section 106 will be sought as clawback onto the land value. Further should a reduction in affordable housing to policy level be achieved, the landowner will seek clawback.

The landowner will require the purchaser to use all reasonable endeavours for the affordable housing units to be located on the northern edge of the site.

Affordable Housing

The planning permission requires that 50% of the dwellings be provided as affordable tenure. The tenure split should be 70% affordable rented and 30% intermediate/ shared ownership. The required mix for the 8 units would be x6 2 bed houses and x2 3 bed houses.

Planning Conditions / Reserved Matters Application

It will be the responsibility of the purchaser to prepare and submit the Reserved Matters application. It should be noted that offers which are conditional upon grant of Reserved Matters will not be acceptable.

A list of the draft planning conditions are contained within the Committee Report (March 2017).



6. TECHNICAL

A number of technical surveys and plans have been produced as part of the planning application. These reports are available from the online data room for review.

Archaeological Evaluation Report

An Archaeological Evaluation Report was produced by Heritage Network (May 2016). The report concludes:

“The risk that the proposed development might have a negative impact of remains of archaeological significance may be considered to be Moderate for Iron Age and Roman, and given the proximity of the site to known early Saxon burials, Moderate for the Saxon period. The risk is considered to be Low for all other periods”.

Agreement of the remediation strategy for the archaeological works is included as a condition of planning permission.

Flood Risk Assessment

Brian Christian Building Surveyor conducted a Flood Risk Assessment (November 2016). The report concludes:

“The site for the proposed development is underlain by the Lower Chalk formation. The archaeology investigations for the site revealed a topsoil layer of 300mm over chalky marl, which was free draining, which confirms that there is good potential for infiltration at soakaways, beneath permeable pavements and through the bed of any swales. [...] The proposed site is flood free, lying in Flood Zone 1. [...] It is also outside any areas at risk from pluvial and groundwater flooding. [...] The soil and geological conditions indicate that there is good potential for infiltration and a SuDS system, combining this with detention features would adequately limit discharge into existing road and field drains within prescribed rates for a range of return periods.[...] In the absence of permission to connect to mains system, waste-water and foul sewerage systems could be provided on-site, with controlled outfall of treated effluent to the headwaters of the River Rhee, which could be of some benefit to improving catchment baseflows.”

Anglian Water have confirmed that there is capacity for Wastewater and Foul Sewerage.



Highways Assessment

Brian Christian Building Surveyor conducted a Highways Assessment (November 2016). The report states that the development of the site holds no restrictive highway issues and development can proceed safely without affecting the local landscape or Trap Road tree belt and will not cause any highway safety issues.

Access into the proposed scheme is provided off Thompsons Meadow highway.

A footpath is proposed to be provided from the access to the development, to join up with the existing footpath which currently ends just south of the junction onto Cambridge Road/ High Street.

Preliminary Ecological Assessment

Skilled Ecology Consultancy Ltd undertook a Preliminary Ecological Assessment (September 2014). The report concludes;

“No signs or evidence of protected, priority or rare species were observed. Habitats proposed for impact were of low suitability for reptiles, amphibians and birds. Bats are highly likely to use the boundary for foraging and possibly roosting. Further ecological surveys or mitigation were considered unnecessary.”

The assessment highlights that the existing boundary planting to subject to a group Tree Preservation Order (TPO) on the northern and eastern boundaries of the site. A plan highlighting the TPOs is contained within the data room. Any proposed scheme would be required to reserve the existing boundary planting.

7. TENURE / VACANT POSSESSION

The site will be sold freehold with vacant possession. A copy of the land registry documentation can be found in the Information Pack. Interested parties should note that the site is held within two titles, part owned by a company and private under private ownership. We therefore ask that the appropriate purchase cost assumptions are made.

8. RIGHTS OF WAY

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

9. ADDITIONAL LAND

Interested parties should note that the landowner owns adjacent land edged yellow on the ‘Guilden Morden – Site Boundary + Extra Parcel’ aerial image contained within the online data room. The landowner would consider offers on the entire landholding.



10. VIEWINGS / MEETING WITH SAVILLS

Viewings from the public highway unless prior arrangements have been made with the Savills Cambridge office. Please note that a viewings day will be held. Further details will be provided in due course.

11. BIDS

Savills are instructed to place the Property on the market with a view to selling the entire site at the best consideration on preferably an **unconditional plus planning overage basis**.

Offers are to be received by **12 noon Friday 1st December 2017** and sent in a sealed envelope to Savills, Unex House, 132-134 Hills Road, Cambridge, CB2 8PA. The envelope should be marked "Land south of Thompsons Meadow, Guilden Morden - AJ".

E-mail offers will be acceptable, addressed to ajones@savills.com.

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(s)

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

- Confirmation that the purchase will be unconditional;
- Confirmation of the planning overage on a per unit basis;
- Confirmation of the Section 106 agreement allowance and that any savings made would be provided to the vendor as clawback;
- Confirmation whether an offer is made for the additional adjacent land;
- Confirmation of the proposed scheme to include mix and house types;
- Confirmation that the purchaser will seek to locate the affordable housing units on the northern edge of the proposed scheme;
- Proof of funding;
- Outline of board approval process, i.e. regional & national (and timescales for achieving such approvals);
- 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.

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Furthermore, we require the preferred purchaser to cover legal fees up to a maximum figure of £10,000 plus VAT if the purchaser withdraws from the transaction, reduces the price at any point or substantially changes the agreed terms from receipt of a draft contract up until completion.

12. TIMING

The method of disposal is by informal tender and the deadline for bids is **12 noon Friday 1st December 2017**. Interviews will be held shortly thereafter.

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.

13. VAT

Please note that VAT **will not** be charged on the sale of the Property.

14. 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.



15. FURTHER INFORMATION

The full Information Pack relating to the entire site can be found within the online Data Room, accessed at www.savills.com/guildenmorden 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:

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APPENDIX 1 – INFORMATION PACK INDEX

PLANNING

- Application Form
- Design and Access Statement – November 2016
- Illustrative Layout Plan – Amended
- Indicative Site Layout – Amended
- Proposed Site Plan
- Site Location Plan
- Section 106 Signed – 11th October 2017
- Red Line Plan
- Planning Committee Update – August 2017
- Planning Committee Report – March 2017
- Guilden Morden – Site Boundary + Extra Parcel

TECHNICAL

- Archaeological Evaluation Report – May 2016
- Archaeology Risk Assessment Cover Page – November 2016
- Contamination Assessment Cover Page – November 2016
- Ecological Assessment Cover Page – November 2016
- Environmental Trap Road
- Flood Risk Assessment Cover Page – November 2016
- Flood Risk Assessment Report
- Health Impact Assessment
- Landscape, Visual and Heritage Statement – November 2016
- Highway Assessment Cover Page – November 2016
- Landscaping Specification Notes
- Natural England Checklist
- Preliminary Ecological Assessment – September 2014
- Sustainability Assessment
- Topographical Survey (PDF & DWG Format)
- Tree Survey – March 2016
- Tree Schedule Plan
- Tree work at Thompson Meadow
- Traps Road Guilden Morden Tree Protection Plan (DWG)
- Transport Statement – January 2016

LEGAL

- Official Copy (Register) - CB397615
- Official Copy (Register) – CB397616
- Official Copy (Title Plan) – CB397615
- Official Copy (Title Plan) – CB397616

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