

RESIDENTIAL DEVELOPMENT OPPORTUNITY

For Sale by Private Treaty



Former Bakkavor Food Factory Site, London Road,
Kirton, Lincolnshire PE20 1JE



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1.0 **INTRODUCTION**

On behalf of the Landowner, Savills (UK) Ltd (“Savills”) and Brown & Co are pleased to offer for sale the Land located off London Road in the village of Kirton, Boston, Lincolnshire PE20 1JE, hereafter referred to as “the Property”.

The Property, formerly a food factory site, extends to approximately 3.87 Hectares (9.56 acres) and was granted outline planning permission for a residential development of 105 dwellings (21 affordable) including layout and access with all other matters reserved for later approval. A copy of the Decision Notice can be found in the data room.

The method of disposal is by Private Treaty and offers are invited. Preference will be given to unconditional bids and to parties who can very clearly demonstrate they have undertaken full analysis of the site and understood all of the obligations to be placed upon them.

Further information can be found in the data room at www.savills.co.uk/kirton and an index is provided at **Appendix 1**.

2.0 **LOCATION**

The Property is located off London Road (B1397) in the west of the village of Kirton midway between Boston and Spalding on the A16.

Kirton is a village situated approximately 5 miles (7 km) to the south of Boston, with the A16 running to the east of Kirton. Peterborough is approximately 30 miles (48 km) south west, and Grantham 28 miles (45 km) to the west.

There are retail and leisure operators in the village centre with regular bus services connecting Kirton to surrounding villages and towns, as well as train stations in nearby Boston and Hubbert’s Bridge to the northwest allowing for connecting trains into London, with journey times of approximately just over 2 hours into London Kings Cross.

3.0 DESCRIPTION

The Property consists of a generally rectangular shaped parcel of land covering 3.87 hectares (9.56 acres). The narrower eastern boundary fronts on to London Road and the western boundary fronts on to Woodside Road. To the north of the site lies a public right of way which links London Road to Woodside Road. There are existing commercial and residential properties both to the side and opposite the existing London Road entrance along with residential properties to the west on Woodside Road, while the majority of the northern and southern boundaries adjoin agricultural land with development potential, subject to planning.

The Property was formerly used as a food factory with associated offices which have now been demolished. The site is relatively level and largely paved due to its former industrial nature, to the rear of the Property is an area of undeveloped grassland.

4.0 ACCESS

The vehicular access into the development will be provided from the existing Property entrance and access road that follows along the eastern edge of the Property off the B1397. It is to be put forward for adoption as identified within the planning conditions;

“All vehicular access to the permitted development shall be from London Road only and no vehicular access shall be made onto Woodside Road”.

“Before any dwelling is commenced, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted and approved by the local planning authority”.

“Before each dwelling is occupied the roads and/ or footways providing access to that dwelling, for the whole of its frontage, from an existing public highway, shall be constructed to a specification to enable them to be adopted as Highways Maintainable at the Public Expense, less the carriageway and footway surface courses. The carriageway and footway surface courses shall be completed within three months from the date upon which the erection is commenced on the penultimate dwelling”.

5.0 **ACCOMMODATION**

The scheme proposes the following accommodation:

House Type	Private	Affordable 20%	Total
1 Bed	0	4	4
2 Bed	8	7	15
3 Bed	66	8	74
4 Bed	10	2	12
Total	84	21	105

6.0 **PLANNING**

POLICY

The Property comes under the planning jurisdiction of Boston Borough Council (BBC). Planning control policies are set out within the BBC Local Plan adopted in 1999. The council are currently consulting on their new South East Lincolnshire Local Plan, covering the areas of BBC and South Holland District Council, to guide the development and use of land up until 2026.

DEVELOPMENT CONTROL

The following planning history is relevant to this sale:

Ref.	Description	Decision
B/15/0391	Outline application for residential development (105 dwellings) including layout and access with all other matters reserved for later approval.	Granted

A copy of the planning application – and associated documents – can be found in the data room www.savills.co.uk/kirton

AFFORDABLE HOUSING

Affordable housing is required by Condition no. 4 of the planning approval, which seeks 20% of the total dwellings.

Of the 105 dwellings this means 21 (20%) of them will be for affordable housing. The proposed allocation of the 21 units will be as follows:

House Type	Shared Ownership	Affordable Rented	Total
1 Bed	0	4	4
2 Bed	0	7	7
3 Bed	4	4	8
4 Bed	0	2	2
Total	4	17	21

PUBLIC AMENITY OPEN SPACE

Public amenity open space is required by Condition no. 5 of the planning approval. The detailed layout shall incorporate an area of public amenity open space/children's play area comprising not less than 7.5% of the gross site area which maximises as far as possible its amenity value. This is shown indicatively on the layout plan.

SECTION 106 AGREEMENT

No additional section 106 financial contributions have been requested.

7.0 TECHNICAL

- **Drainage Assessment**

Hall Infrastructure Design Ltd prepared a Drainage Assessment at the Property in September 2015, the report provided the following conclusions:

"The site proposal mimics as closely as possible / practicable the natural catchment processes and complies with hierarchy requirements of Part H of the Building Regulations 2010 and National Planning Policy Framework 2012".

"With the information provided to date it has been demonstrated that the proposed development site can easily comply with the set discharge requirements."

"All elements of the surface water drainage system can be demonstrated to comply with paragraph 9 of NPPF-TG".

- **Environmental Due Diligence Assessment**

Waterman Environmental completed a Phase I Environmental Due Diligence Assessment of the Property in October 2008. The findings of the assessment conclude the following:

“On the basis of available information the site is considered to represent a low to medium risk of contaminative liabilities, as defined under the EPA 1990, in its current use and layout. No intrusive investigations recommended”.

“It should be determined whether consent for the discharge of surface water drainage to the controlled water is required by the Environment Agency (EA) under the Water Resources Act 1991”.

“Ongoing monitoring of effluent discharged from the site should be undertaken to ensure compliance with the conditions attached to the discharge consent under the Water Industry Act 1991”.

“Under the Environmental Permitting (England and Wales) Regulations 2007, the baling of cardboard and paper below 3,000 tonnes per week, plastic below 1,000 tonnes per week and other general waste below 100 tonnes per week is exempted from an Environmental Permit. However, the business will still have to register the exemption with the EA under Schedule 2 of the abovementioned Regulations”.

- **Flood Risk Assessment**

RM Associates carried out a flood risk assessment of the Property in March 2015 the assessment recommended:

“Following outline planning approval and drawings would be submitted to Anglian Water Services Ltd for inclusion in a section 104 adoption agreements/ SUDS adoption approval, Lincolnshire County Council for inclusion in a section 38 highway adoption agreement and Black Sluice IDB for drainage consent”.

“Flooding from other sources is unlikely to affect the site”.

- **Phase 1 - Habitat Survey**

Arbtech Consulting Ltd prepared a Phase 1 Habitat Survey of the Property in October 2014. The assessment concludes the following:

“All species and habitats found are common and widespread, no rare or unusual plants or habitats were found. There are no protected sites nearby to be affected”.

“Protected Amphibians could use the ruderal herbs, long grass and bramble scrub on site as foraging and cover. Although there are no ponds on the survey site, there is one close to the Western boundary (~ 200m away) and any reduction in the foraging habitat on the site could affect protected amphibians that may use his pond to breed. Therefore, it requires further investigation to assess if protected amphibians are likely to use it”.

“No badger setts were found on site. However, badgers could use the site occasionally to forage within”.

“There is no suitable habitat on site for bat roosting. The buildings and trees possess no suitable features. However, bats may commute along the hedge-line that runs adjacent to the Western boundary”.

“Although no bird nests were found on site, birds may nest on site in the future in the trees or scrub”.

“The site offers moderate reptile foraging potential. Further investigation is needed to see if reptiles are using the site, and if they are what species and a population estimate. This will be used to plan mitigation before, during and after works”.

- **Transport Statement**

A Transport Statement has been prepared by YIW Architects in September 2015 in consultation with the Boston Borough Council. The report concludes the following:

“Visibility splays of 70m, indicated by the Design Manual for Roads and Bridges as appropriate for a 30mph (48kph) road, have been shown meeting the desirable minimum stopping sight to the north and south of the development entrance”.

“The car parking requirements have been informed by the Highway Authority, and each dwelling is designated 2 no. parking spaces; 1 no. is outdoor and the other is integrated in the house or designed into a separate garage”.

“On the basis of the above, it is concluded that the development is acceptable from a transport perspective”.

All the reports referenced above are available in the data room.

8.0 TENURE / VACANT POSSESSION

Freehold interest with vacant possession.

9.0 VIEWING

Interested parties should view the Property from the public highway during daylight hours. On site viewings must be arranged through Savills Cambridge or through the joint agent, Brown & Co.

We stress that care should be taken on site and neither the agents nor the Landowner accept any responsibility for injury or accident at the Property.

10.0 BIDS

Written offers are to be sent or emailed to Savills Cambridge (Unex House, 132-134 Hills Road, Cambridge, CB2 8PA) or Brown & Co Banbury (Castle Link, 33 North Bar Street, Banbury, Oxfordshire, OX16 0TH).

The Landowner will not be bound to accept the highest or 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:

- Proof of funding.
- Confirmation that the Contract will be unconditional.
- Confirmation that all relevant planning, unilateral undertaking, infrastructure and servicing obligations have been taken into account.

- Outline of board approval process, i.e. regional & national (and timescales for achieving such approvals).
- Details of solicitors to be instructed.
- Confirmation that a 10% non-refundable deposit will be paid on exchange of contracts.
- A 1:500 layout showing the proposed mix and number of houses for part or all of the residential land under consideration.
- Total GIA proposed (private and affordable).
- Details of the anticipated purchase timetable.

11.0 INTERVIEWS

Interviews will be held with bidders.

12.0 VAT

The Vendor has elected for VAT to be charged on the sale.

13.0 IMPORTANT NOTICE

The agents 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.

14.0 FURTHER INFORMATION

Further information can be found at www.savills.co.uk/kirton

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

Ben Rudd
01223 347003
brudd@savills.com

William Newton
01223 347291
wnewton@savills.com

Tim Humphrey
01295 220210
tim.humphrey@brown-co.com

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

Brown & Co
Castle Link
33 North Bar Street
Banbury
Oxfordshire
OX10 0TH

APPENDICES

APPENDIX 1 - DATA ROOM INDEX

Legal

- Registered Title LL121880
- Registered Title LL284067
- Title Plan LL121880
- Title Plan LL284067

Planning

- Application Form
- 3D Model Images Black and White Sketch Up Images
- 3D Model Images Colour Paintings
- Site Plan - Residential House Types with Codes
- Design and Access Statement
- Design and Access Statement Appendices
- Location Plan - Residential Housing and Landscaping Plan
- Site Plan - Residential Housing and Landscaping Plan
- Planning Statement
- Planning Statement Appendices 1-3
- Planning Statement Appendices 4-6
- Planning Statement Appendices 7-9
- Planning Statement Appendices 10-12
- Transport Statement
- Transport Statement Appendices
- Site Plan Showing Surrounding Village - Birds Eye View
- Economic Statement
- Economic Statement Appendices
- Photo Survey Appendix
- Erected Site Notice
- Decision Notice
- Final Committee report

Technical

- Environmental Due Diligence Assessment
- Flood Risk Assessment
- Transport Statement
- Drainage Assessment
- Phase 1 – Habitat Survey