

On behalf of **Torbay Council**

Residential Development Opportunity



Totnes Road | Collaton St Mary | Devon | TQ4 7PS



For Sale

Introduction

Highlights

- Approximately 18.42 hectares (45.53 acres).
- Allocated for development in the adopted Torbay Local Plan and the Collaton St Mary Masterplan.
- Potential for approximately 300 residential units.
- Planning permission granted for access road, junction with Totnes Road and demolition of existing farm buildings.
- Opportunity to access Land Release Fund grant funding.
- Funding set aside for Section 106 works relating to offsite flood attenuation scheme within Collaton St Mary village.
- 10 hectares of land on an adjacent site for ecology mitigation and offsetting.

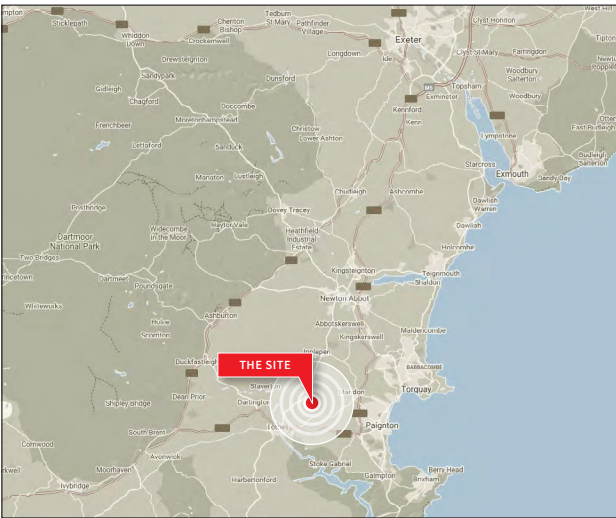


The site is located to the south of Totnes Road (A385) within the village of Collaton St Mary. The village is a key arrival point into Torbay, amenities include a public house, church, school and BMW car dealership.

Collaton St Mary lies approximately 5 miles to the south west of Torquay, 2 miles west of Paignton and 25 miles south of Exeter.

The site comprises a former farm. The buildings were vacated in c. 2005 and the fields vacated in February 2019. It extends to approximately 18.42 hectares (45.53 acres) and rises up towards the south. Boundaries are defined by trees and mature hedgerows. The site is bordered by a mixture of residential dwellings and fields to the north, east and west and by open fields to the south.

Location



Torbay, known as the English Riviera, comprises three towns: Torquay, Paignton, and Brixham. With 22 miles of coastline and 48% of its land area being countryside or with an important landscape designation, it is one of the country's top 10 visitor destinations welcoming 4.5m visitors every year.

Torbay has a population of c.135,000 and has an increasingly skilled workforce; increasing numbers of small and micro businesses; and a large catchment population. The recent £110m investment in the A380 South Devon link road, directly connecting Torbay with the M5 at Exeter, has significantly reduced travel

times locally and regionally making the Torbay area an increasingly attractive place to live and work with improving the connections to national and international markets.

The site is located within the Paignton area of Torbay. The land at Little Blagdon Farm was transferred from Devon County Council to Torbay Council upon Torbay Council becoming a Unitary Authority on 1 April 1998.

Development Objectives



SITE PLAN

In developing the site there are some key objectives that will ensure the best form of development whilst enhancing the site and preserving the surrounding areas:

- Maximise the residential capacity
- Complement the village character of the area
- Reflect the countryside setting
- Ensure a good standard of amenity
- Integrate green infrastructure into the development
- Create well designed, safe and visible links between the site and its surroundings

Further information is available from the following sources:

Land Release Funding

INDICATIVE MASTERPLAN



The subject site received £1,976,000 in grant funding from the Land Release Fund (LRF). The LRF was announced in February 2018 and in total extends to a £45m cash injection into key community projects that will kick start the building of thousands of homes across the Country. Funding is only available to Local Authorities for the release of their own land.

The LRF in respect of the subject site has been used to obtain planning for a new road junction with Totnes Road to the north and building demolition; site investigation works; ecology surveys and mitigation works; and funding offsite flood attenuation works within Collaton St Mary village.

The Council will make available £850,000 of remaining LRF grant to the purchaser. This grant is available as a contribution towards site works and surveys as it has been deemed that a developer led approach is more appropriate in respect of the following:

- i. Highways enabling works, including associated fees in the design and overseeing of the highways works.
- ii. Site surveys and investigations.
- iii. Grounds maintenance works required in accordance with feedback from RSPB and specialist environmental and legal advice.
- iv. Drainage strategy review.
- v. Further works associated with any amendments required to the Traffic Impact Assessment to facilitate delivery of the development.
- vi. Ecology mitigation works.
- vii. Procurement of EIA and HRA advice and reports.
- viii. Site servicing and utilities.

Affordable Housing



Planning Policy requires that 30% of the proposed scheme be affordable housing. The Council require this to be provided between Social Rent, Affordable Rent and Shared Ownership tenures.

A requirement of the procurement process is that the chosen developer provides the affordable housing units on site back to Torbay Council on a turnkey basis.

To inform layout proposals, the Council has provided the following guidance:

- The affordable mix needs to be representative and proportionate to the market housing mix
- Units must be tenure blind
- The affordable housing should be spread equally through phases and not clustered into more than 15 units
- Shared ownership units should be 2 and 3 bedroom houses
- 5% of the social rent units should be adaptable accommodation.

A standard affordable specification is available in the information pack.

A schedule of unit prices payable by Torbay Council, subject to contract and on a turn key basis, is also included within the information pack.

Prospective partners should use these figures when appraising the site.

Further Information

METHOD OF SALE

- Tender Submission date & time:
Friday 4 December 2020 at 12:00 Noon
- Bids will be assessed using a single criteria: Price
- The Council requires that a 10% non-refundable deposit shall be payable upon exchange of contracts.
- The contract allows for a 12 month period to obtain full planning consent, at which point the purchaser will be obliged to pay the balance. The purchaser can waive this option and complete the purchase at any point.
- Tenderers are required to register their interest and submit formal tenders by accessing the e-tendering portal (www.supplyingthesouthwest.org.uk), selecting opportunity ID: DN504607 (Sale of Freehold Land at Little Blagdon Farm) and completing the on-line tender form.

TIMELINE

Site Visits	9 November 2020 to 13 November 2020
Clarification Question Submission Deadline	20 November 2020 at 12:00 Noon
Clarification Responses Deadline	Within 5 working days
Tender Submission Date & Time	4 December 2020 at 12:00 Noon
Evaluation Period	4 December 2020 to 9 December 2020
Contract Award Notification	10 December 2020
Standstill Period	11 December 2020 to 21 December 2020
Contract Start	22 December 2020

CONTRACT PERIOD:

It is anticipated that the Contract will commence on 22 December 2020 and continue for a period of 12 months subject to the termination clauses within the 'Terms and Conditions of Contract' and as provided for in Regulation 72 (modification of contract provisions) of the Public Contract Regulations 2015.

SITE VISITS:

Applicants should notify Torbay Council through ProContract, by no later than 12:00 noon on 5 November 2020 that they wish to attend the site visit.

DATA ROOM:

In order to access all the Tender documents applicants need to be within the opportunity itself in the e-tendering portal:
www.supplyingthesouthwest.org.uk

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Subject to contract.
Particulars dated November 2020.

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