



LAND AT TOWCESTER GRANGE, TOWCESTER

TOWCESTER STRATEGIC URBAN EXPANSION, TOWCESTER, NORTHAMPTONSHIRE

For Sale – Opportunity to deliver new homes on a fully serviced parcel within a new residential community

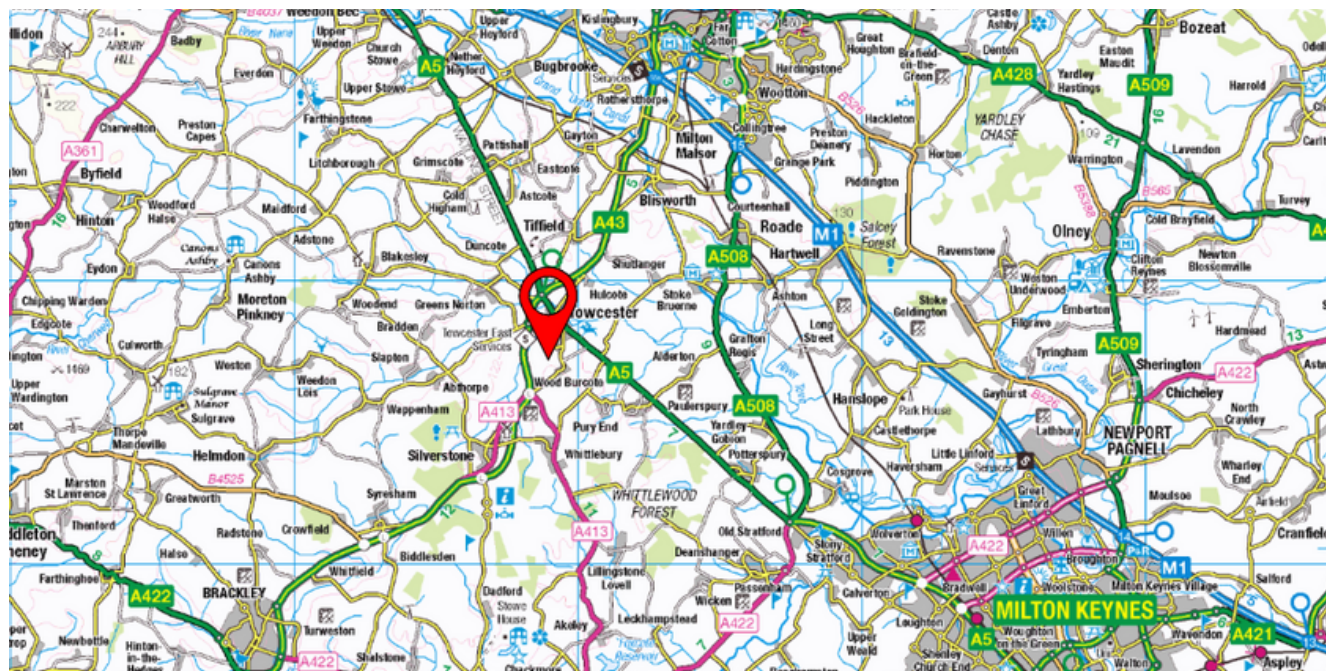


EXECUTIVE SUMMARY

Savills (UK) Ltd has been formally instructed to seek unconditional offers for two adjoining fully serviced parcels forming part of the wider Towcester Grange development.

In summary:

- Towcester Grange is a major residential-led development on the edge of Towcester.
- Outline planning consent (Reference: S/2007/0374/OUTWNS) for 2,750 dwellings and ancillary uses granted in March 2015.
- Persimmon Homes are delivering key infrastructure works and the wider public realm, and have created a thriving new community including new homes, retail and employment uses. Parcels are also being delivered by Bloor Homes and David Wilson Homes.
- Persimmon are seeking a party to acquire the freehold interest of a prime parcel of residential development land on the southern edge of Towcester Grange.
- The serviced parcels together will deliver up to 160 dwellings (10% affordable) with all S106 contributions and strategic infrastructure to be delivered by Persimmon.
- Unconditional offers invited by 12 noon Thursday 8th February 2024.**



All plans, drawings and images are for illustrative purposes only

LOCATION

Towcester Grange is a major new community located on the southern fringe of Towcester and is bounded to the west by the A43. Towcester is a historic market town and one of the oldest continuously inhabited settlements in the country. It is located in the District of South Northamptonshire and has a population of 11,542 (2021 census).

The town has good shopping facilities with the three major supermarket chains of Waitrose, Tesco and Somerfield – plus a range of smaller shops and stores, primary schools and Sponne Secondary School. St. Lawrence C of E Church stands in the middle of the town. Towcester also has a well known racecourse that holds national horse racing events.

Towcester has seen its population increase fivefold over the past 60 years due to its strategic central location within the country. It was identified in 2005 by the Milton Keynes & South Midlands Sub-Regional as a Rural Service Area, subsequently giving rise to planning permission being approved for 2,750 units as part of the Strategic Urban Expansion.

CONNECTIVITY

Road

Towcester is well connected by road. The site itself is located directly to the east of the A43 and to the south of the A5. The M1 lies circa 11km (6.8 miles) to the north of the site. Towcester is well positioned between larger settlements including Milton Keynes (circa 12.8 miles), Northampton (circa 10.2 miles from) and Banbury (circa 19.9 miles).

Train

The nearest mainline train station is Northampton which is located approximately 14.6 km (9 miles) from the site. The station provides regular direct services to Birmingham New Street and London Euston with journey times from 1 hour 5 minutes and 1 hour 11 minutes respectively. Additionally, Milton Keynes Central station provides regular direct services to London Euston with journey times from 32 minutes.

DESCRIPTION

Towcester Grange Overview

Towcester Grange comprises a total site area of 180 hectares (445 acres) of land and includes:

- 2,750 new homes of mixed type and tenure including affordable housing;
- Employment land to accommodate B1, B2 and B8 uses;
- A main Local Centre (food store, retail units, public house/restaurant, doctors surgery/medical centre, nursery/crèche and community hall);
- A support local centre (corner shops, takeaways);
- A mixed-use commercial area to accommodate a hotel with conference and leisure facilities;
- Two new two-form entry primary schools;
- Provision of the Towcester Relief Road connecting with the A5 via a new roundabout and realignment of minor road and the A43;
- Extensive areas of public open space and areas of strategic landscaping.



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Timetable of Delivery

Persimmon have already delivered the following on site:

- **New Link Road:** eastern half is due to open by the end of 2023 with final stage due to commence in May 2024 and completion scheduled for summer 2025;
- **Primary Schools:** Primary School 1 (Marie Weller Primary School) opened in 2023 and Primary School 2 is to be delivered by NCC with land to be transferred prior to 1,400 occupations;
- **Community Centre:** approved and in build, includes football pitches and tennis courts;
- **Allotments:** have been provided on site;
- **Local Centre:** legals progressing with preferred party (delivery dates to be confirmed in due course);
- **Delivery of Homes:** Persimmon have completed 767 units to date; Bloor have completed and sold 246 units; David Wilson Homes have started on site for 161 units; Talbot Homes are about commence on site for 27 units.



PLANNING

The site benefits from Outline Planning Permission for the creation of a new mixed use neighbourhood at Towcester comprising: 2750 homes; employment land to support B1, B2 and B8 uses; a main Local Centre (food store, retail units, public house/restaurant, doctors surgery/medical centre, nursery/crèche and community hall); a support local centre (corner shops, takeaways); mixed use commercial area to accommodate Class C1 Hotel with conference and leisure facilities; two new primary schools; areas of public open space and strategic landscaping, incorporating new formal Sports Pitches, and combined community facility and Pavilion and parking and new allotments and the provision of the Towcester Relief Road connecting the A5T to the A43T (**Application Reference S/2007/0374/OUTWNS**). Approval was granted in March 2015.

The subject parcels have the benefit of outline planning permission and the successful purchaser will need to submit their own Reserved Matters application in line with the Design Code which includes specifications for building parameters, traditional detailing, materials, enclosures etc.

A comprehensive information pack including all relevant planning documents, including the Design Code is available upon request.

THE SERVICED PARCEL

Parcels H30a and H34a&b (shown red on the plan below) are situated on the south edge of the scheme, bounded by the new link road and adjacent to the new primary school. Together the parcels extend to circa 3.8 hectares (9.4 acres). The parcels combined will deliver up to 160 dwellings, of which 10% are to be affordable.

Persimmon Homes will remain responsible for all S106 commitments, with the exception of 10% affordable housing to be provided on the parcel and the uplift schedule within the land sale parcel. The uplift schedule sets out the requirement for percentages of materials, chimneys, window style etc within each character area. A template of the uplift schedule has been included in the planning pack.

Persimmon Homes will remain responsible for gaining approval for the infrastructure landscaping with the exception of the linear greenway that runs through the middle of the sale parcel. The purchaser will be responsible for gaining reserved matters approval on this area and for the setting out of POS, which will be done under a license with Persimmon Homes maintaining responsibility for the ongoing transfer of the POS.

Purchaser will be responsible for discharge of the following outline conditions in relation to the parcel for sale:

- 9 – CEMP
- 11 – Foul Water
- 12 – Surface Water
- 15 – Tree Protection
- 16 – Noise
- 18 – Ecological Mitigation

TECHNICAL INFORMATION

Information regarding site surveys are available within the data room including:

- Site Investigation
- Archaeology
- Drainage (including connection points)
- Spine road drawings (including proposed S38 adoption extents)
- Ecological
- Noise
- Building Regulations (secured under 2010 regulations)
- Utilities (UKPS in contract for the whole of Towcester Grange - purchaser to contribute £1,060 per plot)
- Water mains and services (connection points with sufficient capacity to be provided)
- Telecoms (choice of Virgin, BT and GTC FIRS available)



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METHOD OF SALE

The property will be sold by way of informal tender. Unconditional offers on the outline consent are invited by **Thursday 8th February 2024**. Please note the Vendor will not be obliged to accept the highest or any other offer.

In order that we can accurately appraise all offers on a like for like basis we have provided within the information pack a bid pro forma, please ensure that your bid covers the requirements of the pro forma including:

- Your proposals for the scheme, to include anticipated unit numbers and proposed layout plan;
- Offer price, and payment profile terms;
- Any overage provisions (relating to planning, sales pricing, costs savings etc);
- Any conditionality relating to completion of the land sale and or payment(s);
- Details of any further information required or investigations to be carried out prior to exchange, including anticipated timescales for carrying out proposed works;
- Any assumptions made in relation to anticipated abnormal development costs;
- Confirmation of your anticipated timescales and ability to exchange contracts within a reasonable timeframe;
- Details of how you propose to fund the purchase as well as confirmation that your bid has received full board approval, or equivalent, and if not, the process, and anticipated timescales required to obtain such approval;
- Your proposed payment profile and exchange deposit and confirm that this will be non-refundable;
- Any other information that you feel should be taken into consideration in the assessment of your bid; for example, recent experience of delivering schemes of this nature in similar locations or developing within West Northamptonshire District Council.

Upon offers being received, we expect to undertake meetings with shortlisted bidders prior to selecting a preferred party and agreeing Heads of Terms for sale or similar agreement.

VIEWINGS

The site can be viewed in part from the public footpaths that cross the site, however access to the site is strictly by appointment. Interested parties are requested to contact the sales agent to arrange access.

TECHNICAL BRIEFINGS

We will be holding technical briefing sessions with relevant experts week commencing 15th January 2024. Please contact us should you wish to book a briefing slot.

LEGAL

The freehold land is registered under the title number NN338007, a copy of which will be provided within our Information Pack. The land within the serviced parcel is owned by Persimmon Homes.

Parties are advised to take legal advice when considering the title and all other aspects of the Land at Towcester Grange.

INFORMATION PACK

An online information pack containing relevant planning, legal and technical information will be made available on request. The contents of the technical pack includes:

- Planning Decision
- Conditions Tracker
- S106 Agreement and Trigger Schedule
- Build Status Plan
- Technical information
- Photographs

Please contact the selling agents for access to the technical pack. Interested parties are expected to confirm that they, and their legal representative, have read through the information prior to submitting an offer.

LOCAL AUTHORITY

West Northamptonshire Council
South Northants Area
The Forum
Moat Lane
Towcester
Northamptonshire
NN12 6AD

CONTACT

To discuss the opportunity to acquire land within an emerging community and to gain access to the online technical pack, please contact the selling agents.

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