



Indicative Site Plan

PHASE 1, LAND AT CHASE FARM

Arlesey, Bedfordshire



Freehold for Sale - Residential Development Opportunity



Key Highlights

- Phase 1 is located to the east of Arlesey, a town in central Bedfordshire. Arlesey railway station is within 1 mile (40 minutes to London Kings Cross).
- Phase 1 extends to approximately 6.29 hectares (15.54 acres) and has capacity for 200 dwellings with 20% affordable.
- The wider Property benefits from outline planning permission for 950 dwellings (20% affordable) under planning reference: CB/17/01158/OUT.
- Unconditional offers are sought for the freehold interest in Phase 1 only.
- Available with vacant possession.
- Offers for Phase 1 are to be received by **12 noon on Friday 9th September 2022**.



Indicative Site Plan looking South

Introduction

On behalf of Central Bedfordshire Council (“the Landowner”) and Telereal Trillium (“the Promoter”), Savills (UK) Ltd (“Savills”) is pleased to offer for sale the freehold interest in Phase 1 at Land at Chase Farm, Arlesey (hereafter referred to as “the Property”).

Phase 1 comprises a parcel of cleared land measuring approximately 6.29 hectares (15.54 acres) with capacity for 200 dwellings and can be delivered ahead of the remainder of the site through the direct access from Stotfold Road to the north. The wider Property benefits from an outline planning permission for the erection of up to 950 dwellings (20% affordable). The Purchaser will be responsible for submitting a reserved matters application in respect of the Property for up to 200 dwellings comprising 20% affordable. Before submission, the reserved matters application will be subject to the Landowner’s prior written approval.

The method of disposal is by informal tender and the deadline for bids is **12 noon on Friday 9th September 2022**. Interviews may be held on Wednesday 21st September 2022 and we ask that prospective purchasers keep this date free.

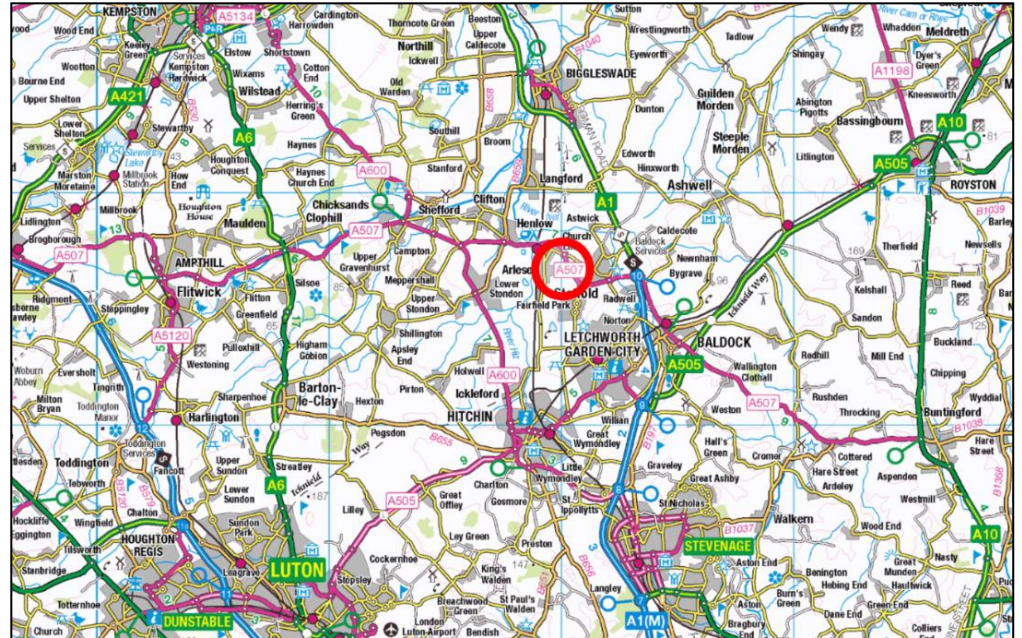
Offers are invited on an unconditional basis with a preference for clean bids and to parties who can clearly demonstrate they have undertaken a full analysis of the site.

Location

The Property is situated to the east of Arlesey, a town in Central Bedfordshire approximately 5 km (3 miles) north-west of Letchworth Garden City and 26 km (16 miles) to the south east of Bedford. The Property is predominantly greenfield land and is bound by the A507 to the east, existing housing to the west, future phases to the south and Stotfold Road to the north. Surrounding land uses are a mix of agricultural and residential.

The Property benefits from a number of communication links. Junction 10 of the A1 (M), connecting London to Edinburgh, is approximately 6.4 km (4 miles) to the east of the Property via the A507. Arlesey railway station is approximately 1.3 km (0.8 miles) north west of the Property which provides direct links to Peterborough to the north and London to the south. The average journey time to London Kings Cross is 40 minutes.

There are multiple bus services which run through the town to Hitchin, Letchworth, Henlow, Stotfold, Biggleswade, Bedford, Baldock and Stevenage. Arlesey town has a good range of services including local shops, post office and a variety of pubs.



Information Pack

The full information pack can be found at www.savills.com/arlesey. A full document index listing the information pack contents is included within the information pack.

Tenure

The Property is owned freehold under Registered Title BD14836 by Central Bedfordshire Council. The Property will be sold freehold with vacant possession. The Property benefits from all rights, covenants and agreements and declarations affecting the land.

A copy of the land registration documentation can be found in the Information Pack.

Access

Access for Phase 1 will be taken from Stotfold Road to the north.

Planning

The Property falls within the planning jurisdiction of Central Bedfordshire Council ("CBC"). The statutory plan covering planning policy and development control for the area is the Central Bedfordshire Local Plan 2015-2035. The recent planning history can be viewed in the table below.

REFERENCE	DESCRIPTION	DECISION
CB/17/01158 /OUT	Outline Application: Development of up to 950 No. dwellings and 80 bedroom extra care unit, a two form entry lower school, up to 7,000 sq. metres of employment floor space, up to 6,500 sq. metres of retail (A1-A5), a hotel. Healthcare inc. provision of new doctors surgery and dentists and leisure/community use of which up to 500 sq. metres to comprise of community use floor space, provision of new cycling & walking routes, open space including sports pitches, associated changing parking and other ancillary facilities and formal play areas together with associated works and operations including engineering operations & earthworks.	Granted – 25 th May 2018
CB/21/03447 /NMA	Non Material Amendment to planning permission CB/17/01158/OUT. Amendment to condition 3 and condition 24 to enable a first phase of the development to come forward without the need to masterplan the whole site in detail.	Granted – 28 th August 2021
CB/21/04348 /NMA	Non Material Amendment to planning permission CB/17/01158/OUT. Amendment to condition 12 to enable a first phase of the development to come forward without the need to submit a Biodiversity Mitigation Strategy and Management Plan for the whole site in detail.	Granted – 18 th October 2021

The wording of Condition 24 of planning reference CB/17/01158/OUT has been amended via application CB/21/03447/NMA for a non-material amendment (under S96A) in order to enable delivery of an initial Phase 1 of development of up to 200 dwellings in advance of masterplanning of the wider site.

The S106 Agreement for Phase 1 is fully agreed with CBC and engrossed for execution by the Purchaser of Phase 1. Once the S106 agreement is completed by the Purchaser, Condition 24 for Phase 1 can be discharged.

A copy of the planning permission documents ref CB/17/01158/OUT, CB/21/03447/NMA and CB/21/04348/NMA can be found within the information pack online at www.savills.com/arlesey or sourced from the CBC website under the above planning references.

A detailed Planning Overview note has been prepared by Woods Hardwick and included within the information pack.

Conditions

To facilitate delivery of Phase 1, the Promoter, has secured approval of a number of the pre-commencement conditions on the Outline Planning Permission as summarized below:

CONDITION	REFERENCE	STATUS
Condition 3 – Area Plan	CB/21/03631/DOC	Approved on 5 th August 2021
Condition 8 – Foul Water Drainage Strategy	CB/22/00831/DOC	Approved on 23 rd May 2022
Condition 13 - Archaeology	CB/21/05006/DOC & CB/22/02327/DOC	The WSI was approved on 7 th December 2021 and the condition partially discharged on 14 th July 2022
Condition 24 – S106 Agreement	N/A	Will be discharged once the Purchaser of Phase 1 has entered into the S106 Agreement
Condition 28 – Scheme for reducing speed on Stotfold Road	CB/22/00831/DOC	Approved on 23 rd May 2022
Condition 29 – Offsite mitigation highway measures	CB/22/01021/DOC	Approved on 6 th May 2022
Condition 30 – Arlesey High Street offsite mitigation highway measures	CB/22/00831/DOC	Approved on 23 rd May 2022
Condition 31 – A1M Junction 10 mitigation measures	N/A	A contribution has been agreed with National Highways and is included in the S106 Agreement

Section 106 Obligations

A detailed draft Section 106 Agreement for Phase 1 has been engrossed, to allow Condition 24 to be part discharged in respect of Phase 1. The draft Section 106 Agreement is in an agreed form, a copy can be found in the information pack. This is the version the Purchaser will be obliged to enter into and is not for re-negotiation.

The Purchaser of Phase 1 will be responsible for the following S106 contributions (prior to indexation):

CONTRIBUTION	AMOUNT
Agreed Contributions (based on 200 Dwellings)	
New Three Form Entry Lower School	£201,783.23 (£1,008.92 per dwelling)
New Three Form Entry Middle School	£941,655.06 (£4,708.28 per dwelling)
New Three Form Entry Upper School	£1,230,811.16 (£6,154.06 per dwelling)
Community Building	£243,576.93 (£1,217.88 per dwelling)
Public Transport	£84,065.79 (£420.33 per dwelling)
Arlesey Train Station	£8,406.58 (£42.03 per dwelling)
Healthcare	£134,706.74 (£673.53 per dwelling)
A1M / A507 slip road	£896,619.75
Sports Facility	£521,949.78 (£2,609.75 per dwelling)
Bridleway	£113,356 (£566.78 per dwelling)
Travel Plan Monitoring Fee	£25,000

Affordable Housing requirements provide for 20% Affordable Housing, 72.5% of dwellings identified as affordable rented and 27.5% of dwellings identified as shared ownership.

Management Company

The Purchaser will need to adhere to the Management Company principles as set out in the draft S106 agreement. The Management Company will need to be capable of providing services for Phase 1 but also the wider site.

Technical

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

i) Land Contamination

GRM completed a Phase II Ground Investigation Report (November 2016) which concludes:

"Assuming compliance with all the recommendations contained within this report (for abridged version see "Summary of Recommendations" table at the beginning of the report) the site is suitable for the proposed development."

Based on the evidence currently available the site is assessed as being of low to moderate risk for geotechnical hazards and low risk for contamination hazards."

ii) Archaeological

All investigations are complete for Phase 1 and development constraints removed. Albion will need to record, report and deposit the findings of the investigation. The Purchaser will be responsible for managing this to conclusion. Albion has provided a fee for this service.

iii) Flood Risk Assessment & Drainage Strategy

- A) Surface Water - Surface water attenuation and surface water outfall as defined in the drainage strategy.
- B) Foul Water - A foul water pumping station is required with the rising main discharging to Stotfold Road.
- C) Flood Risk - The Purchaser is to construct the flood alleviation scheme to the north of Phase 1.

iv) Utilities

WSP has sought utility quotations from a number of parties. The quotations are for Phase 1 only and the development as a whole. These are included within the information pack.

Retained Rights and Obligations

As part of the sale of Phase 1, and the delivery of the wider Phases, it will be necessary for the Purchaser to retain certain rights and have obligations placed upon them, but not limited to:

1. Purchasers Rights:

- Delivery of the reservoir flood alleviation works (ref WSP drawing 0537-WSP-00-XX-DR-D-0401 P03)
- Delivery of surface water drainage and SUD's features
- Delivery of Open Space and bio-diversity net gain required for Phase 1 only

2. Purchasers Obligations:

- To provide surface water drainage connections as defined on WSP drawing 0537-WSP-00-XX-DR-D-0401 P03
- To provide utility connections to the retained land broadly in accordance with the UKPS proposal
- To provide connectivity to the retained land as required by the planning authority

Letters of Reliance

A list of consultancies who have provided Letters of Reliance or Third-Party warranties as part of their appointments are set out below:

- | | |
|----------------------|-----------------------------|
| • Albion Archaeology | • Omega Architects |
| • FPCR | • GRM Development Solutions |
| • Survey Solutions | • Woods Hardwick Topography |
| • WSP | |

Reliance is on the basis of the agreed forms included within "Consultant Appointments" within the information pack.



Arlesey Area Overview Plan
For the avoidance of doubt, "Phase 1" is the same as "Area 1" shown above



***View of the wider site looking back towards Arlesey
For the avoidance of doubt, bids are invited for Phase 1 only***

Viewings/ Technical Briefings

On site viewings must be arranged through Savills Cambridge. Technical Briefings will be arranged during the course of the marketing period. Further details will be provided.

Bids & Timing

Offers are invited on an unconditional basis for Phase 1 only. Preference will be given to clean bids and to parties who can clearly demonstrate they have undertaken full analysis of the Property and understood all the obligations to be placed upon them.

The method of disposal is by informal tender and the deadline for bids is **12 noon on Friday 9th September 2022**. Interviews may be held on Wednesday 21st September 2022 and we ask respective purchasers to keep this date free. 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.

Offers are to be sent in a sealed envelope to Savills, Unex House, 132-134 Hills Road, Cambridge, CB2 8PA. The envelope should be marked 'Phase 1, Land at Chase Farm, Arlesey'. E-mail offers will be acceptable, addressed to tfraser@savills.com. The landowner 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

As part of the bid submission please complete a fully populated version of the "Tender Submission Form" which can be downloaded from the information pack under the "Property Details" section. Please also confirm details of track record and any nearby land interests.

VAT

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

FURTHER INFORMATION

The full Information Pack can be found at:

www.savills.com/arlesey

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

Tom Fraser
tfraser@savills.com
+44 (0) 7967 555 661

Will Newton
wnewton@savills.com
+44 (0) 7812 965 441



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Savills Cambridge

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