



*Aerial Photography of the Property taken in December 2021*

Indicative Only

# LAND AT LOWER WILBURY FARM

Hitchin Road, Fairfield, SG5 4SG

Consented Residential Development Opportunity







Aerial Photography of the Property taken in December 2021

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## KEY HIGHLIGHTS

- Property benefits from planning permission for 66 units (including 4 discounted starter units) under planning references CB/16/01455/OUT and CB/18/03260/RM
- Property comprises approximately 2.15 hectares (5.31 acres)
- Offers are to be received on **12 noon on Friday 28<sup>th</sup> April 2023**



## INTRODUCTION

On behalf of Lochailort Fairfield Ltd ('the Landowner'), Savills (UK) Ltd ('Savills') is pleased to offer for sale the freehold interest in the Land at Lower Wilbury Farm, Hitchin Road, Fairfield (hereafter referred to as 'the Property').

The Property comprises a parcel of cleared, partly serviced land measuring approximately 2.15 hectares (5.31 acres) which is split into 3 further sub parcels. The Property benefits from planning permission CB/16/01455/OUT ('Existing Planning Permission') for 180 units across two parcels (Parcels A and B). Campbell Buchanan George are currently building out Parcel A for 114 units. On behalf of the Landowner, we are offering Parcel B with 66 units (including 4 discounted starter units). The Property also benefits from reserved matters CB/18/03260/RM. Please refer to the planning strategy in the data room for more information.

Offers are invited on an unconditional basis with bids on the basis of (i) the Existing Planning Permission as the 'Base Price' and; (ii) an uplift payment on the resolution of the planning strategy as detailed in the planning strategy document in the data room. Preference will be given to clean bids and to parties who can clearly demonstrate they have undertaken a full analysis of the site. Offers are to be received by **12 noon on the Friday 28<sup>th</sup> April 2023**.



## TENURE

The Property is owned freehold under Registered Title BD313724 by Lochailort Fairfield Ltd. 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 data room.

## LOCATION

The Property is located to the east of Hitchin Road, approximately 1.6 km (1 mile) to the south of the centre of Stotfold. The Property is bound by the Campbell Buchanan George Parcel A with Hitchin Road and Fairfield Park further to the West, the Crest Nicolson housing development and care home further to the north, agricultural land and woodland to the east and greenfield land to the south.

Road links are good with Junction 10 of the A1(M) approximately 4.8 km (3 miles) away from the property which connects London to the south with Edinburgh to the north.

Arlesey Train Station is the nearest railway station to Stotfold and is located approximately 3.2 km (2 miles) north east of Fairfield Park. This station has half-hourly services southbound to London Kings Cross (journey time of around 38 minutes) and northbound to Peterborough (journey time of around 40 minutes). The nearest airport is London Luton Airport located approximately 22.5 km (14 miles) to the south west of the Property.

## DESCRIPTION

The Property measures 2.15 hectares (5.31 acres) and comprises an irregular shaped parcel of partly serviced land. Parcel A of the scheme is currently being built out by Campbell Buchanan George.

## ACCESS

There is one principal vehicular access point off Hitchin Road and Eliot Way roundabout.

## 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. At the Full Council meeting on 22 July 2021, the Central Bedfordshire Local Plan 2015 to 2035 was formally adopted. The relevant planning history can be viewed in the table below.

REFERENCE	DESCRIPTION	DECISION
CB/16/01455/OUT 'Existing Planning Permission'	Outline Application: mixed-use development comprising flexible-use commercial unit (Use Class A1 (shop) A3 (cafe) D1 (surgery) B1 (offices); 180 dwellings; landscaping; open space; access; parking; and associated works (all matters reserved except access).	Granted on 29.06.2016
CB/18/03260/RM	Reserved matters: Erection of 180 dwellings with landscaping, open space and associated works pursuant to Outline planning permission reference CB/16/01455/OUT dated 30th June 2016.	Granted on 17.06.2018
CB/18/04780/FULL	Erection of 87 dwellings and alterations to selected plots to replace 70 dwellings previously granted under planning reference CB/16/01455/OUT, CB/17/00358/RM & CB/18/03260/RM.	Granted on 29.08.2019
CB/20/01494/VOC	Variation of condition 5 to planning application CB/18/03260/RM pursuant to Outline planning permission reference CB/16/01455/OUT dated 30th June 2016 (Erection of 180 dwellings with landscaping, open space and associated works): Variation seeks to replace the consented drawings with replacement drawings that include front porches.	Granted on 13.05.2021
CB/23/00321/NMA	Non-material amendment to planning permission CB/20/01493/VOC (Variation of condition 8 of planning permission CB/18/04780/FULL (Erection of 87 dwellings). Amendment sought to amend wording of the description of development and insert a new planning condition.	Granted on 22.02.2023

Full details on planning and the planning strategy can be found in the data room.

The Landowners will retain control of any ongoing planning applications. Should the Purchaser wish to apply for consent for any further planning applications they will require Landowner approval (such approval not to be unreasonably withheld / delayed) as long as they are not to the detriment of any existing planning permissions.

## CONDITIONS

We understand a number of planning conditions have been discharged by the Landowner. A full condition tracker can be found in the data room.

## SECTION 106 AGREEMENT

A Section 106 Agreement has been signed dated 8<sup>th</sup> February 2017, a copy of which can be found in the data room.

There are a series of trigger dates for the S106 Agreement contributions; the Purchaser will have to communicate with the Landowner, particularly as Campbell Buchanan George have commenced works on Parcel A.

For the avoidance of doubt, the Purchaser is responsible for a S106 contribution of £1,620,000 in accordance with Existing Planning Permission. The Purchaser will be responsible for paying this to CBC upon completion.

Of particular note, the S106 agreement states:

*"The Owner covenants in relation to the Affordable Housing that:*

*No more than 50% of the Market Housing Units on the Site shall be Occupied until all the Affordable Housing Units have been constructed on the Site and made ready for residential occupation and written notification of such has been received by the Council."*

Campbell Buchanan George are in the process of completing 16 Affordable Housing Units located on their part of the scheme, with the expectation that they will be "ready for residential occupation and written notification of such" by the end of June 2023. Therefore, this will discharge Campbell Buchanan Georges' element of the Affordable Housing Unit Obligation, leaving the Purchaser responsible for the final 4 discounted starter units.

A copy of the planning documents for the Property can be found within the data room online at [www.savills.com/LowerWilburyFarm](http://www.savills.com/LowerWilburyFarm) or sourced from CBC website.

## MANAGEMENT COMPANY

The Landowner has sought a detailed proposal to provide managing agent services for a resident's management company for Lower Wilbury Farm. The 2023 estimated service charge budget at Lower Wilbury Farm is £311.87 per property per annum inclusive of VAT. A copy of the proposal is included within the data room.

The Purchaser will be obliged to co-operate with the Landowner and the management company and impose the relevant restrictions on title.

## S38 ROADS & ASSOCIATED BOND

There will be an obligation for the Purchaser to have completed construction activity within 3 years from legal completion otherwise they will be required to step-in to the current S38 bond until their construction activity ceases, at which time the roads can be put onto maintenance with the council.

## LETTERS OF RELIANCE

The Landowner will provide Letters of Reliance (in the consultants' standard form of appointment) for any works undertaken by Stantec. Unfortunately, due to the historic nature of the previous reports, reliance cannot be provided.

## RIGHTS & COVENANTS

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

## VIEWINGS

Viewings are strictly by appointment only to be arranged through Savills Cambridge. A viewings day will be arranged during the course of the marketing period. Further details will be provided.

## TECHNICAL

We recommend reviewing all the technical documents in detail; we have summarised the key points below:

## DRAINAGE STRATEGY

In April 2016, MTC Engineering undertook a Flood Risk Assessment & Sustainable Drainage Strategy for the Property.

The report confirms that the Property is primarily located in Flood Zone 1 with a thin band of Flood Zone 3 adjacent to Pix Brook along the eastern boundary.

The surface water drainage from the site will be via a new SuDS system and include:

- Landscaped retention basins / ponds;
- Permeable paving (*this is throughout the site within private areas to allow for surface water from driveways / parking areas to infiltrate into the ground*);
- A swale.

Stantec undertook Phase 2 & 3 Drainage Design works in October 2018; both the MTC report and Stantec report are available in the data room.

For the avoidance of doubt, we understand the Landowner and Campbell Buchanan George are in the process of delivering this.

## TREE REPORT

A tree Survey and Plan were provided in August 2018 by Hayden's Arboricultural Consultants. These documents set out the findings and recommendations, detailing any removal, maintenance and retention of trees required.

## ECOLOGICAL

An Ecological Appraisal was obtained in March 2016 by ELMAW Consulting and concludes the following:

- *"With the exception of bird nesting habitat at the application site's entrance and in boundary hedgerows, the site generally supports no protected species.*
- *Whilst the proposed development is highly unlikely to have a significant impact upon important biodiversity, mitigation and compensatory measures are proposed to minimise impacts on biodiversity and enhance the biodiversity interest of the site to comply with Local Plan Policies CS18 and DM15 – Biodiversity and Geological Conservation and the NPPF.*
- *As such, proposals have been made to minimise impacts on biodiversity through the retention of NERC Sect. 41 habitat features; hedgerows and the Pix Brook, as well as biodiversity enhancement proposals which include the creation of an eco buffer alongside the Pix Brook, the creation of a wildlife pond, the planting of trees and hedging beneficial to wildlife and the restoration of the southern boundary hedge. In addition, both bat and bird boxes are proposed to be installed within a number of appropriate new properties.*
- *The specifications of the eco-buffer zone, the wildlife pond, the wildlife beneficial hedge planting and location of bat and swift boxes can be detailed at a later stage."*

Details of the approved ecological enhancement scheme can be found in the data room.

## GEO-ENVIRONMENTAL

A full Phase II Ground Investigation Report can be found within the data room, dated April 2016, which lists the full details on the foundations and ground contamination. It confirms that 'The West Melbury Marly Chalk Formation is considered to be a suitable bearing stratum for conventional shallow foundations at not less than 1.0m below existing ground level or 0.20m into the top of the formation, whichever is the deeper'.

## INFRASTRUCTURE PROGRAM

An infrastructure program can be found in the data room, this details completed, on going and future infrastructure work with expected delivery dates. For the avoidance of doubt, unless stated otherwise, Campbell Buchanan George are responsible for delivery of the infrastructure.

Adjacent to Parcel B. The Landowner requests that the Purchaser provide a quotation to carry out those works (highlighted in blue on plan 17755/1113 in the data room). In the absence of an acceptable quotation from the Purchaser, Campbell Buchanan George will remain responsible for delivering the infrastructure works around Parcel B and the default delivery date will be on completion of construction works on Parcel B.

The Purchaser will be responsible for the following:

- Road wearing course, kerbs, footways, utilities, street lighting, road signage on their parcel, raising ironwork to wearing course levels, road markings, road signage;
- The maintenance of roads 1, (part of 7) and 9, built to adoptable standards until they are transferred to the Management company or adopted.

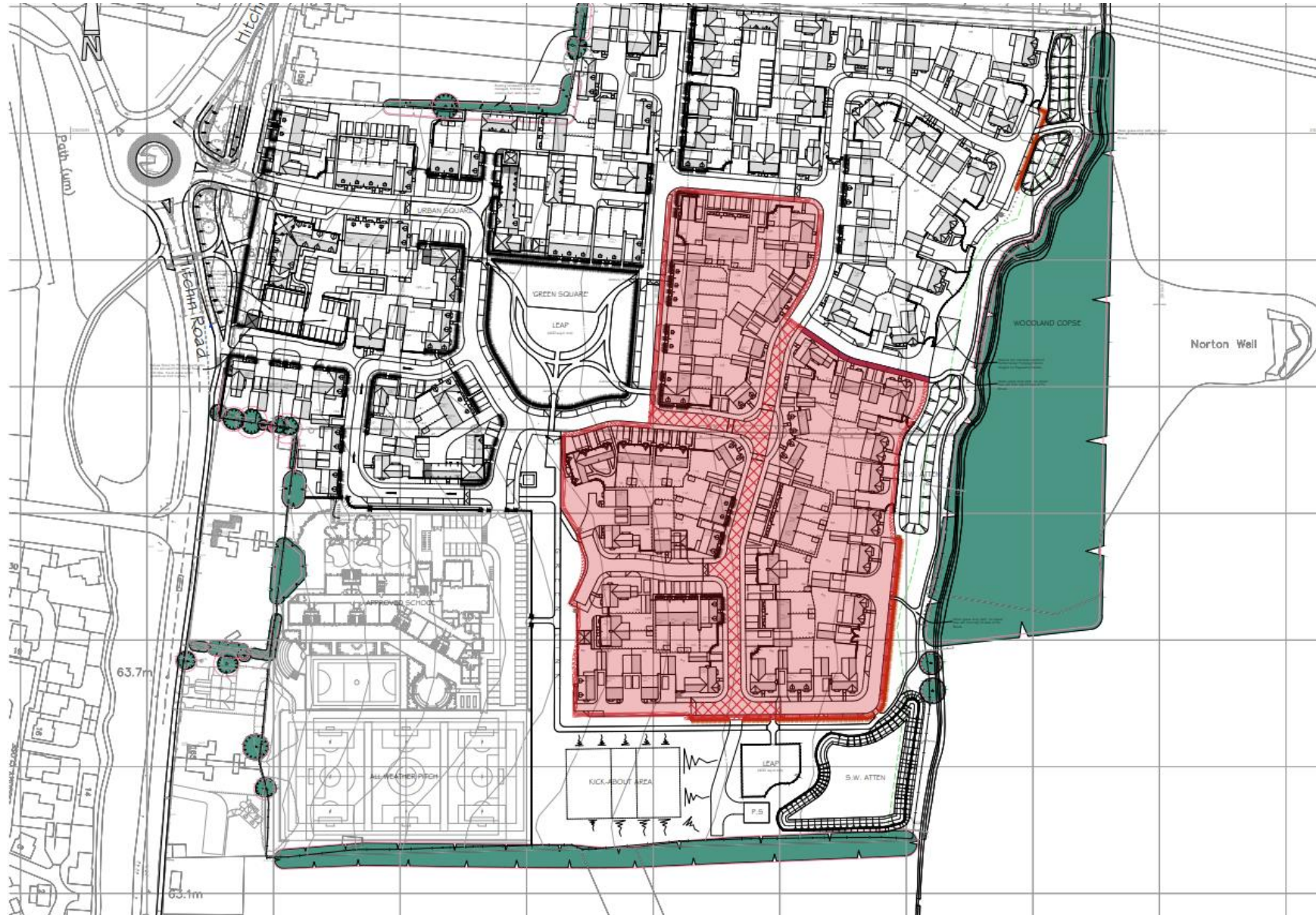
## UTILITIES

Utilities are delivered to the site boundary in accordance with the services design drawings (provided in the data room).

## ARCHAEOLOGY

Archaeological works have been completed to the satisfaction of the Council as set out in the Archaeological Investigation scheme dated March 2016 (provided in the data room).





Sale Plan highlighting the Property in red

## VAT

Please note that **VAT will be charged** on the sale of the Property.

## BIDS

Offers are invited on an unconditional basis with bids on the basis for (i) the Existing Planning Permission as the 'Base Price' and; (ii) an uplift payment on the resolution of the planning strategy as detailed in the planning strategy document in the data room. Preference will be given to clean bids and to parties who can clearly demonstrate they have undertaken a full analysis of the site.

## TIMING

The method of disposal is by informal tender and the deadline for bids is **12 noon on Friday 28<sup>th</sup> April 2023**. Interviews may be held shortly thereafter, and parties are asked to hold the following dates:

- Tuesday 2<sup>nd</sup> May 2023
- Wednesday 3<sup>rd</sup> May 2023
- Thursday 4<sup>th</sup> May 2023

As part of the Heads of Terms process, we will set out detailed timescale for exchange and completion. This will include a series of legal meetings to ensure the timetable is achieved, with a target exchange date for the middle of June 2023 and completion date for the middle of July 2023.

Offers are to be received by **12 noon on Friday 28<sup>th</sup> April 2023** and sent in a sealed envelope to Savills, Unex House, 132-134 Hills Road, Cambridge, CB2 8PA. The envelope should be marked 'Land at Lower Wilbury Farm, Fairfield - TF'. E-mail offers will be acceptable, addressed to [tfraser@savills.com](mailto: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.

## FURTHER INFORMATION

The full data room can be found at:

[www.savills.com/LowerWilburyFarm](http://www.savills.com/LowerWilburyFarm)

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

## CONTACT

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## BID SUBMISSION

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

- Clear confirmation if the offer is unconditional with no deferment for:
  - i. the Existing Planning Permission as the 'Base Price' and;
  - ii. an uplift payment on the resolution of the planning strategy as detailed in the planning strategy document in the data room;
- Confirmation of the financial S106 contribution of £1,620,000;
- Cost proposal for the infrastructure works around Parcel B;
- Outline of board approval process;
- Proof of funding;
- Details of solicitors to be instructed;
- Details of the anticipated purchase timetable;
- Confirmation of deposit to be paid upon exchange of contracts;
- Details of track record and any nearby land interests;
- Purchaser to provide legal undertaking to cover reasonable abortive legal costs;