



**For Sale/
Promotion**

**Residential/
mixed use
development land:**
subject to planning



Hawke Ridge Park | Westbury | Wiltshire | BA13 4LD

Introduction

Highlights

- Excellent strategic land opportunity
- Approx. 14.4 ha (35.6 acre) undeveloped business park with implemented planning permission for up to c. 500,000 sq ft of employment space
- Actively marketed as a business park by commercial developers since 2011
- Wiltshire Council has identified an over-supply of employment land in the area
- Potential for residential development
- Serviced by new foul pumping station, new roundabout and all mains services
- Virgin and Openreach fibre connections

Hawke Ridge is an excellent strategic land opportunity. The site extends to c. 14.4 ha (35.6 acres) of greenfield land. It is a fully serviced commercial development site benefitting from various outline and detailed planning permissions.

The present owners have promoted the site for employment uses for a number of years however despite a full and sustained marketing campaign there has been no viable demand for new office, warehouse or industrial development. Wiltshire Council commissioned an Employment Land Review in May 2018 which concluded that there is a 'significant' surplus of employment land in the A350 and West/Central Wiltshire Towns area.

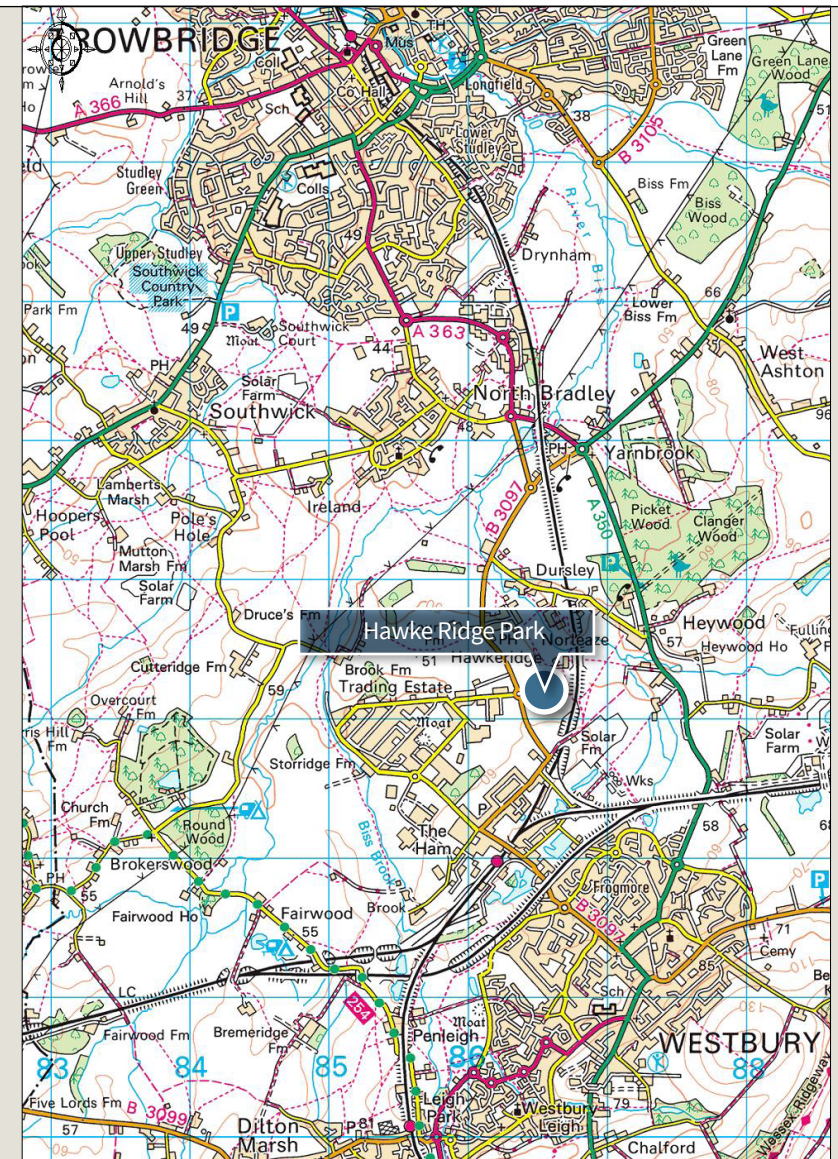
This consented site, with its planning history, creates an opportunity to promote the site for residential development.



Location

Hawke Ridge is situated to the north of Westbury, a thriving market town with a population of around 20,000. It is located 1.5 miles from the County town of Trowbridge, 15 miles from Bath and 27 miles from Bristol. The site is situated close to the major employment areas of West Wiltshire Trading Estate and White Horse Business Park, together supporting more than 5,000 employees.

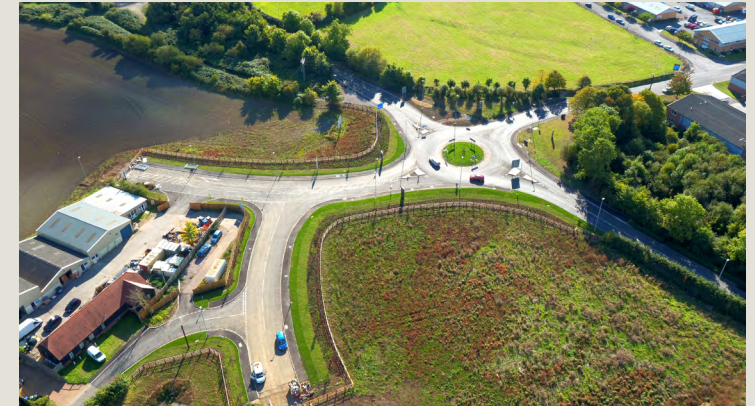
Westbury railway station, with trains to London Paddington taking c. 1 hr 26 mins, is 1.3 miles from the site. The site is serviced by local bus routes that link to Bristol, Bath, Warminster and Salisbury.



Description



THE SITE



The site extends to c. 14.4 ha (35.6 acres) of agricultural land and is served by a new 4 arm roundabout and foul pumping station.

A third party ownership and adopted lane effectively split the site down the middle and creates the opportunity for a phased development of part and the introduction of a wide range of separate uses.

The site is not subject to any protected landscape (national or local) designations, or any ecological, flood risk or other restrictive designations other than a very small area of the site's periphery (0.38 ha (0.93 acres)) that lies within Flood Zones 2 and 3.

The site has been extensively marketed for a number of years as a new business park. Despite a high profile marketing campaign, the current owners have been unsuccessful in attracting any occupiers despite having detailed planning permission and reserved matters for a range of building types.

Planning



PLANNING

Hawke Ridge Business Park has outline planning consent (Ref 14/03118/OUT) for the development of approximately 46,500 m² (500,000 ft²) of B1, B2 and B8 employment space. A variation to this outline planning permission (Ref 15/04092/VAR) has been lawfully implemented through the completion of a new four arm roundabout that serves the site. A new foul pumping station has also been installed, further servicing the site.

The current owners have been granted reserved matters approval among others for the erection of 20 no. commercial units (class B1, B2 and B8) under planning ref 17/01202/REM and detailed planning permission for a drive-thru retail (A5/A3), 3 retail units (A5) and a convenience store (A1) under ref 16/12236/FUL.

TECHNICAL

All major technical examinations of the site for ecology, highways, flooding, noise and air quality, contamination, archaeology and landscape/visual have already been carried out to secure these detailed and outline consents. Preliminary discussions with the existing consultant team indicate that there appear to be no fundamental technical reasons preventing a change of use to residential.

Details of these investigations/reports can be found in the data room detailed below.

WILTSHIRE

EMPLOYMENT LAND REVIEW 2018

Wiltshire Council commissioned an independent Employment Land Review published in May 2018 as part of the evidence base to inform the emerging Joint Spatial Framework (JSF).

The report recognised that there is a 'significant' over supply of employment land in the A350 and West/Central Wiltshire Towns Functional Economic Market Area (FEMA). It concludes that in the first 5 years of the plan there is a demonstrable over supply of employment land, suggesting that there is a real opportunity to promote this site for alternative uses.

Planning promotion opportunity

Wiltshire council have prepared a 'daughter document' to the adopted Core Strategy to allocate additional residential sites over the plan period to 2026. The latest iteration of the document is the Pre-submission Draft Wiltshire Housing Site Allocation Plan (July 2017). It is expected that the examination into the WHSAP will take place in February 2019 with formal adoption later in 2019.

No sites have so far been allocated in the Westbury Community Area, but a further 800 homes are proposed for allocation in the Trowbridge Community Area. A Heywood and Hawkeridge Neighbourhood Plan area has been designated but no draft plan has yet been prepared.



There is an opportunity to promote the site through the forthcoming Local Plan Review that will commence during 2019.

The Council will be looking for sites to accommodate the many thousands of homes required under the plan period to 2036. Hawke Ridge could present itself as an immediately deliverable site, serviced and free of any impediments for the delivery of residential uses.

A key consideration will be the change of use from employment to residential use. We believe that the Council's own report noting a demonstrable over supply of employment land and the thorough marketing exercise undertaken by the current owners provide a highly credible evidence base to support a change of use.

Further Information

METHOD OF SALE

The site will be disposed of by way of informal tender, offers will be invited on an unconditional or promotion basis.

If required, the vendors offer to provide ongoing assistance to the purchaser to verify the marketing history of the site.

Offers should be submitted to
james.petherick@eu.jll.com
by **1pm on Friday 1st March 2019.**

Bids made should be accompanied by the following information:

1. Basis of offer
(unconditional purchase or promotion agreement)
2. Offer amount
3. Proof of availability of funds or finance for the purchase /promotion costs
4. Terms of the promotion agreement
5. Bidder track record
6. Details of any approvals process for the purchase
7. Conditions of offer and due diligence required pre-exchange of contracts
8. Where the offer is a promotion agreement details of land currently being promoted by the bidder within a 10 mile radius
9. Proposed timings for exchange of contracts

Please note that the vendor is not bound to accept the highest or any of the offers received.

TITLE

The site will be sold freehold under title numbers WT 102827, WT 233013 and WT 235429.

VAT

VAT will be payable on the purchase of the property.

DATA ROOM

A data room with relevant technical, planning and legal information is available at:

<https://hawkeridge.live.jll.com>

For access, please contact:
kelly.garland@eu.jll.com

VIEWING ARRANGEMENTS

The site is currently used for agricultural purposes. Interested parties should notify the agents before entering the site.

For further information,
please contact:

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Subject to contract.
Particulars dated January 2019.

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