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Map data

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**FISHER
GERMAN**

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Ashby de la Zouch,
Leicestershire, LE65 2UZ

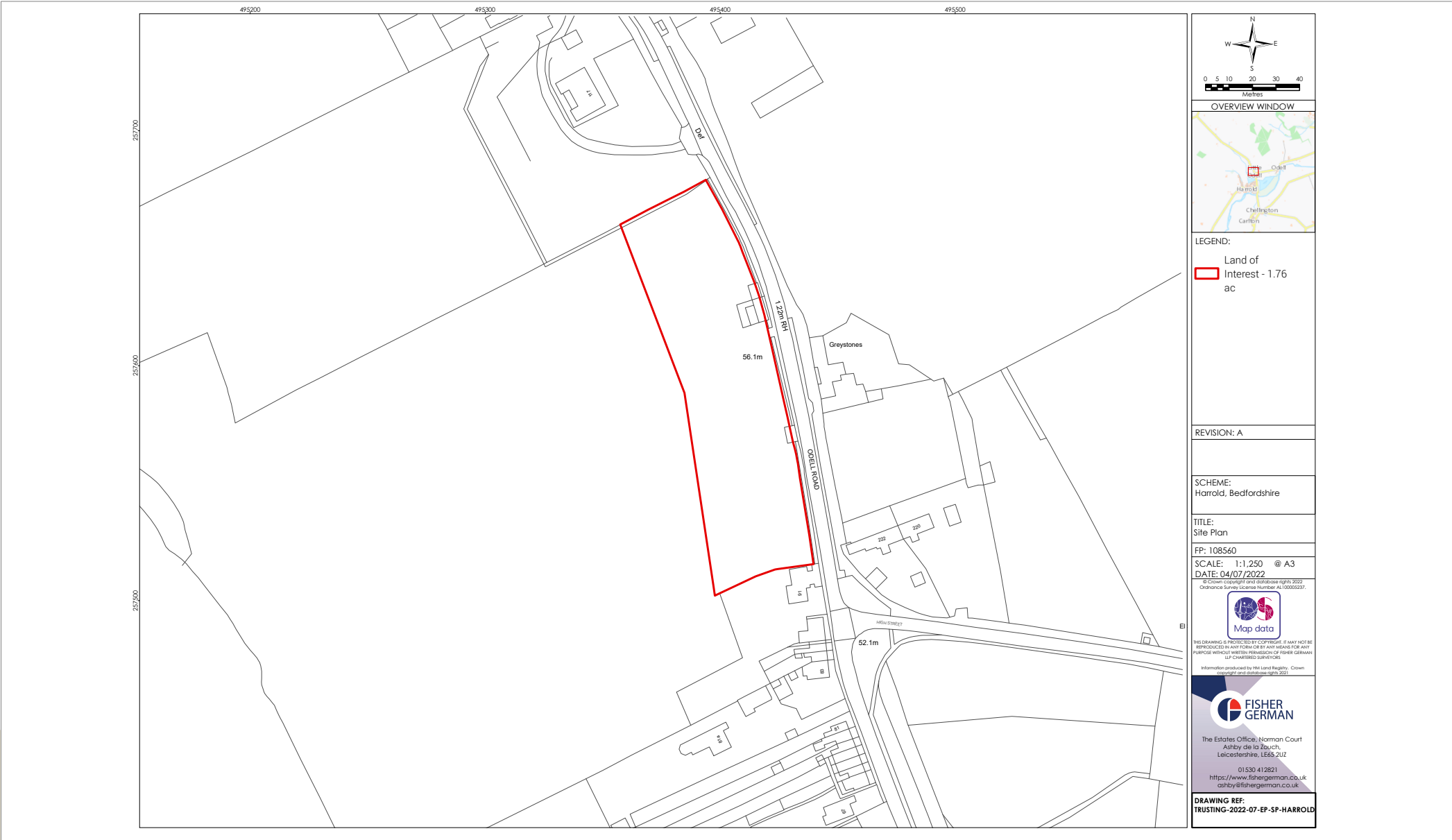
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Land off Odell Road
Harrold, Bedfordshire



LAND OFF ODELL ROAD



Included in Harrold Neighbourhood Development Plan



Land off Odell Road, Harrold, Bedfordshire



An opportunity to acquire a site with the benefit of an allocation within the Harrold Neighbourhood Development Plan for residential development.

- Freehold sale by informal tender.
- Included in Harrold Neighbourhood Development Plan 2020 - 2030 with an allocation for 17 dwellings.
- Approximate gross site area of 1.76 acres (0.71 hectares) or thereabouts.
- Good links by road to Bedford, Northampton and Milton Keynes.
- Both conditional and unconditional offers invited with the preference on the latter.



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LAND OFF ODELL ROAD



Location

The site is located on the northern bank of the River Great Ouse, Harrold. Harrold is a large village located approximately 10 miles north of Bedford. The A6 is located approximately five miles to the east and junction 14 of the M1 is approximately 15 miles to the west.

Colworth Science Park at Sharnbrook is a large employer in the area and is located approximately three miles from the site. The regional towns of Bedford, Northampton, Wellingborough and the City of Milton Keynes are all located within close proximity to

the site and can be accessed by public transport and car. All four settlements have excellent rail connections to London, the south-east, Birmingham, Nottingham and the north-east.

The site benefits from good pedestrian connections into the village centre from a public right of way to the west of the site, adjacent to Harrold Lake, and a footway along Odell Road to Meadway and High Street. The newest bus stop is located on Odell Road, approximately 85m south-east of the site boundary, which provides access to regular bus services to Bedford, Rushden and Sharnbrook.

As a 'rural key service centre', the settlement has a diverse mix of facilities and services including Harrold Primary Academy, medical practice, local shop, community centre, hairdressers, bowling club, Baptist and Church of England church, a number of recreational grounds, a selection of pubs and restaurants and a small number of local businesses. Harrold-Odell Country Park is located approximately 0.5 miles from the site and offers an extensive wetland nature and recreational area, visitors centre and café.

Neighbourhood plan allocation for 17 dwellings

Description

The site consists of a single enclosed field and is accessed via an existing agricultural access from Odell Road.

The land is laid to permanent pasture and has been grazed by cattle. The northern boundary is defined by a mature hedgerow boundary with relatively evenly spaced trees which form the boundary to a dwelling to the north of the site. The southern boundary consists of mature hedgerow which has much fewer trees in comparison whilst the eastern boundary is formed by a hedgerow with relatively evenly spaced mature trees along Odell Road. The character of the eastern boundary similarly extends northwards along Odell Road.

The western boundary borders land within the vendor's ownership (refer to the Purchaser Obligations title within column two of this page) and beyond this is Harrold Lake which measures approximately 12 hectares, surrounded by dense vegetation and is registered as County Wildlife Site (CWS).

The site fronts onto Odell Road, a single carriageway rural road which is subject to a 30-mph speed limit. Odell Road has footways on either side of the carriageway, with dropped kerbs and street lighting. The footways lead to the High Street in Harrold, the main carriageway through the village.

The site gently slopes from north-east to south-west.

Planning

The site benefits from an allocation (17 dwellings) in the Harrold Neighbourhood Development Plan 2020 - 2030.

As part of the allocation, the development of the site shall consist of 11 market and 6 affordable dwellings and will need to take account of the existing linear built character of the street whilst retaining the protected trees fronting the site. Safe vehicular access to the site will need to include:

- i. Visibility splays at access points to the development.
- ii. Junctions should be a full bell mouth construction with maximum 6m radius.
- iii. The carriageways should be a minimum of 4.8m wide with a minimum of one 2m footway on one side for the same reasons; unless they are to remain private drives for which 4.8m for a minimum of 10m would be required after which a narrower width may be acceptable. Note that only 5 dwellings would be permitted by a BBC off a private drive.
- iv. A new footway to connect with the existing one on Odell Road.
- v. Improvements to biodiversity should be integrated into the site layout and design.

The site layout should be designed to take account of the existing foul sewer within the boundary of the site and under the ownership of Anglian Water. It should be noted that existing easements may restrict the site layout.

Planning/Environmental Designations

As far as we are aware, the site does not contain any designated heritage assets, such as World Heritage sites, scheduled monuments, listed buildings, registered parks and gardens, registered battlefields or conservation areas.

There is one scheduled monument, 50 listed buildings and two conservation areas within 1km radius of the site.

As per the Environment Agency Flood Risk Maps, the site is located in Flood Zone 1.

As far as we are aware, there are no formal public rights of way over the site.

Method of Sale

The site is to be sold by informal tender with interested parties invited to submit offers in writing using the offer proforma in accordance with the timetable set out in the covering letter.

Services

Interested parties are to undertake their own investigations on the location and capacity of services available.

Tenure

The site will be sold freehold, with vacant possession provided on completion.

VAT

The site is being elected for tax, so VAT is payable on the purchase price.

Overage

Overage will be considered on exceeding a number of dwellings or coverage basis should interested parties wish to propose overage terms. For further details, please refer to the offer proforma.

Purchaser Obligations

The Purchaser is to ensure that sufficient rights are reserved for access and services (to adoptable standards) to connect to the Vendor's retained land to the west, without ransom.

LAND OFF ODELL ROAD

Local Authority

Bedford Borough Council.

Public Rights of Way, Wayleaves and Easements

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

Agent's Note

Fisher German have an experienced New Homes department who would be happy to assist you with your development appraisal. For more information, please contact Ella Cartwright on either 07580 323827 or ella.cartwright@fishergerman.co.uk.

Plans and Boundaries

The plans within these particulars are based on Ordnance Survey data and provided for reference only. They are believed to be correct but accuracy is not guaranteed. The purchaser shall be deemed to have full knowledge of all boundaries and the extent of ownership. Neither the vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof.

Viewings

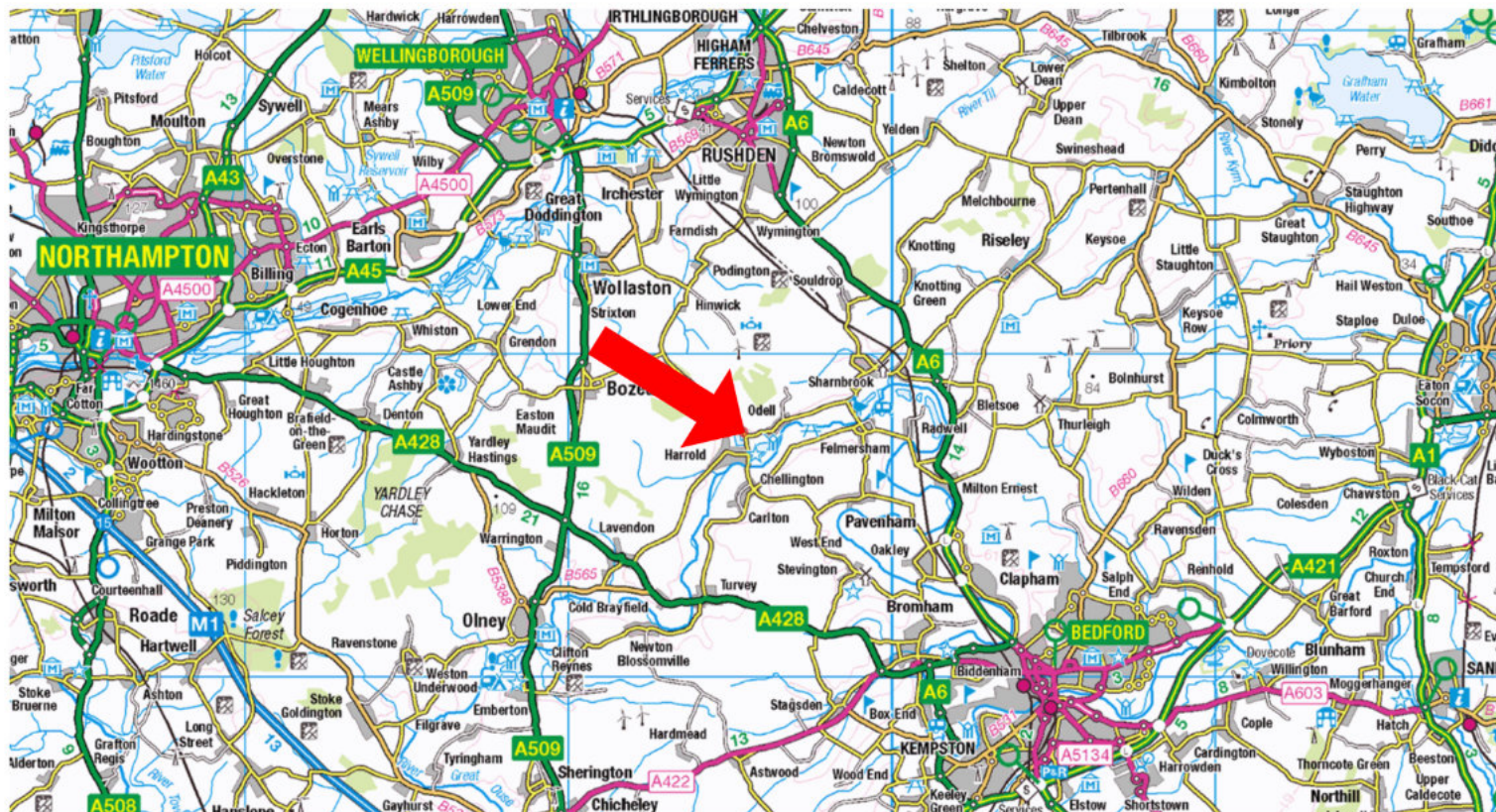
At any reasonable time by appointment with the sole selling agents.



Good links by road to Bedford, Northampton and Milton Keynes



LAND OFF ODELL ROAD



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Approximate Travel Distances



Locations

- Bedford - 10 miles
- Northampton - 17 miles
- Milton Keynes - 20 miles
- Cambridge - 45 miles
- London City Centre - 70 miles



Nearest Station

- Bedford - 10 miles



Nearest Airport

- Luton - 32 miles

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith, are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated July 2022.
Photographs dated July 2022.

Wednesday 20th July 2022

By Email Only

LAND OFF ODELL ROAD, HARROLD, BEDFORDSHIRE

We take pleasure in enclosing the sale brochure and offer proforma for the Land off Odell Road, Harrold, Bedfordshire; an opportunity to acquire an exclusive residential development site in a popular Bedfordshire village, which Fisher German are instructed to sell on behalf of the Vendor.

Lying in the planning jurisdiction of Bedford Borough Council, the site extends to approximately 1.76 acres (0.71 hectares) or thereabouts and comprises of a parcel of land which is laid to permanent pasture. The site is located on the northern edge of the settlement which provides from a number of services and facilities.

Planning Background

The site has been included in the Neighbourhood Development Plan 2020 – 2030 as an allocation for 17 dwellings consisting of 11 market and 6 affordable dwellings under Policy NDP2.

Viewings

Please contact either Matthew Handford or Amber-Rose Heys (amber-roseheys@fishergerman.co.uk) to book an appointment to view the site.

Sale Process and Offer Requirements

We are inviting offers by **12 pm on Wednesday 14th September 2022** using the enclosed offer proforma.

The process and timescales following receipt of the offers are as follows:

1. Shortlist bidders and hold interviews – please keep **Wednesday 21st September 2022** available to meet, should you be shortlisted.
2. Reserve the right to invite Best and Final Offers.
3. Selection of the preferred party.

Completion and Payment Profile

Please note that the Vendor wishes to maximise the financial receipt as soon as reasonably possible.

As per the Offer Proforma, please clearly set out your proposed timescales for completion and payment.


Please note that the Vendor is not obliged to accept the highest offer, or indeed any offer received.

Offers must be submitted using the Offer Proforma and submitted to Ben Marshalsay and Matthew Handford at Fisher German by post or email by 12 pm on Wednesday 14th September 2022. All offers will be acknowledged, if no acknowledgement is received, please assume it has not been received.

We trust that the above sets out the sale process clearly, however, if you require further information or have any queries, please do not hesitate to contact Ben Marshalsay or Matthew Handford.

We look forward to discussing the opportunity with you in further detail at your earliest convenience.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Ben Marshalsay'.

Ben Marshalsay
Partner – Development
For and on behalf of Fisher German LLP

E-mail: ben.marshalsay@fishergerman.co.uk
Direct Dial: 07771 974322

A handwritten signature in black ink, appearing to read 'Matthew Handford'.

Matthew Handford
Senior Surveyor - Development
For and on behalf of Fisher German LLP

E-mail: matthew.handford@fishergerman.co.uk
Direct Dial: 07468 860086

Enc: Sale Brochure
Offer Proforma

Offer Proforma

Land off Odell Road, Harrold,
Bedfordshire



Offer Deadline – **By Midday on Wednesday 14th September 2022**

Company	
Name	
Position	
E-mail address	
Tel No	
Signed	
Date	
Indicative site layout drawing ref.	

Please ensure all relevant parts of this Offer Proforma are completed including the final section on general offer requirements. A signature is required on the final page.

Planning and Technical Information

Please confirm that you have received and taken into account when formulating your offer, all the planning and technical information issued.

.....

Offer

Purchase Price – Based on the purchase of land capable of accommodating 17 dwellings

I/WE HEREBY OFFER THE NET SUM OF £ ([PRICE IN WORDS]) for the purchase of the freehold interest in the land off Odell Road, Harrold, Bedfordshire.

Conditions

Offers are anticipated free from any further conditions, however if your offer is conditional on other matters, please provide information of this below.

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Pre-exchange due diligence

Please outline any work required to clarify the offer assumptions prior to exchange of contracts.

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Details of Proposed Scheme

Please provide full details (must be completed in full) of the proposed scheme upon which your offer is based. **Please also attach a copy of your indicative layout.**

Gross site area	acres
Net developable area	acres
No. of private sale units	
No. of affordable units	
Total Net Sales Area of private sale units	
Total Net Sales Area of affordable units	
Average anticipated private sales revenue per sq. ft	£ per sq. ft
Assumed GDV	

Assumed Affordable Housing GDV	
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Abnormal Costs

Please confirm the **total amount of any abnormal costs** assumed in your offer

£.....

Please also outline the cost per item:

Abnormal Development Item	Cost Allowance (£)	Fixed Position (Yes/No)	If No, what additional due diligence is required in order for you to provide a fixed cost position?

Planning Obligations

Please confirm the total amount of any Section 106 obligations assumed in your offer:

£.....

Please confirm your cost assumptions within the table overleaf:

Section 106 obligation/requirement	Cost Allowance (£)	Fixed Position (Yes/No)	If No, what additional due diligence is required in order for you to provide a fixed cost position?

The Purchaser is to indemnify the Seller against the cost or liability arising out of any planning agreement relating to the site. It is the responsibility of the Purchaser to undertake their own assessment of the costs of compliance with the obligations under a Section 106 Agreement.

Community Infrastructure Levy (CIL)

The site falls within Bedford Borough Council CIL Charging Area 5 where the CIL rate is £120 excluding indexation (2021 rate including indexation - £166.80) for residential development. It is the responsibility of the purchaser to undertake their own assessment of the cost of the compliance with the obligations under CIL. Parties are required to show their calculation and assumed cost for CIL below:

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Timescales and Payment Terms

Please confirm your proposed timescales to completion:

Exchange of contracts	
Completion	

Please provide details on your payment terms:

Timescales	Payment (£ or % of Purchase Price)

Restrictive Covenant / Overage

Interested parties are required to submit terms for overage if the scheme exceeds 17 dwellings and an agreed total floor area. Please confirm that you agree to this.

.....

Overage proposals are invited on a sq. ft. basis, please outline your proposal below:

Number of Dwellings

A payment of per dwelling will be added to the Purchase Price where the Purchaser exceeds 17 dwellings.

Coverage

A payment of per additional sq. ft will be added to the Purchase Price where the total floor area exceeds SQ FT.

Affordable Housing

A payment of £..... per dwelling will be added to the Purchase Price for each dwelling converted from affordable to market dwelling(s).

General Requirements for all offers

VAT

Please confirm you are aware that VAT will be payable on the purchase price.

.....

Funding

Please confirm your funding status (tick as appropriate).

Cash Funding	
Bank Funding	

If you are reliant on bank funding in order to complete the purchase, please confirm the name and address of lender, the level of funding required (% or sums) and how we can clarify that the funding is available.

.....

If your offer is wholly or partly cash, please provide details of how we can verify the availability of such funds (e.g., bank or solicitor's details).

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Please confirm if your offer has received Board Approval or similar if required. If approval is necessary and has not yet been provided, please state the route required in order to achieve the approval and the proposed timescale for this.

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Purchaser Obligation – Road and services to be provided up to the Landowner's retained land

Please confirm that you will ensure that sufficient rights are reserved for access and services (to adoptable standards) to connect to the Vendor's retained land to the west, without ransom.

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Solicitor

Firm	Name	Contact Details

Submission of offer

The offer should be submitted by email to Ben Marshalsay (ben.marshalsay@fishergerman.co.uk) and Matthew Handford (matthew.handford@fishergerman.co.uk) with hard copies to:

Fisher German LLP
The Estates Office
Norman Court
Ashby de la Zouch
Leicestershire
LE65 2UZ

The Vendor and shall not be bound to accept the highest or indeed any offer.

Offer submitted by

Signed

Date