

SIMPSON PARK

HARWORTH & BIRCOTES

A PROJECT BY
Harworth

SITE LOCATION

Simpson Park is the 173-acre redevelopment of the former Harworth Colliery site, one of the Midlands's last deep mines to close. Using its in-house technical skill as master developer, Harworth Group has undertaken extensive demolition, remediation and infrastructure works to support future serviced land sales to create Bassetlaw's newest community.

The property is located immediately to the south of the village of Bircotes, and to the south east of the village of Harworth approximately 1.25 miles to the north of junction 34 of the A1(M) at Blyth Roundabout, which provides excellent access to the national motorway network. The regional economic hubs of Sheffield and Leeds are both within commutable distance being approximately 30 miles and 40 miles (35 mins / 50 mins) respectively.

Initial residential land parcels, accessed from Scrooby Road, were sold to Jones Homes and Kier Living in 2017 (totalling 217 new homes), build out has progressed well and we are informed Jones anticipate build completion October 2021. As such, we do not anticipate much sales crossover, if any, with a maximum of 2 active sales outlets operating at a time.



Simpson Park is named after Tom Simpson – British World Champion and first British rider to hold the yellow jersey in the Tour de France



Aerial image of Simpson Park

OPPORTUNITY

Simpson Park is a significant strategic regeneration site being delivered by Harworth, currently comprising approved plans for approximately 1000 new homes, with a live planning application to be determined imminently, increasing the site's capacity by 500 units and bringing in line with the adopted neighbourhood plan.

The opportunity is for a housebuilder to secure Phase 2a of this large-scale development on a freehold basis. The parcel offered is accessed from Scrooby Road along the new spine road and to the east of Kier Homes to the north of the site and comprises approximately 119 homes on land extending to approximately 7.34 net developable acres.

Harworth specialise in the remediation and delivery of land for development and this site is offered using this successful format of providing a remediated and

serviced development platform to the successful bidder, upon legal completion. There is no Affordable Housing provision. We anticipate a primary school education contribution (anticipated to be approximately £3,500 per plot) will be payable under the terms of the new s106 agreement, liability passed to the successful purchaser.

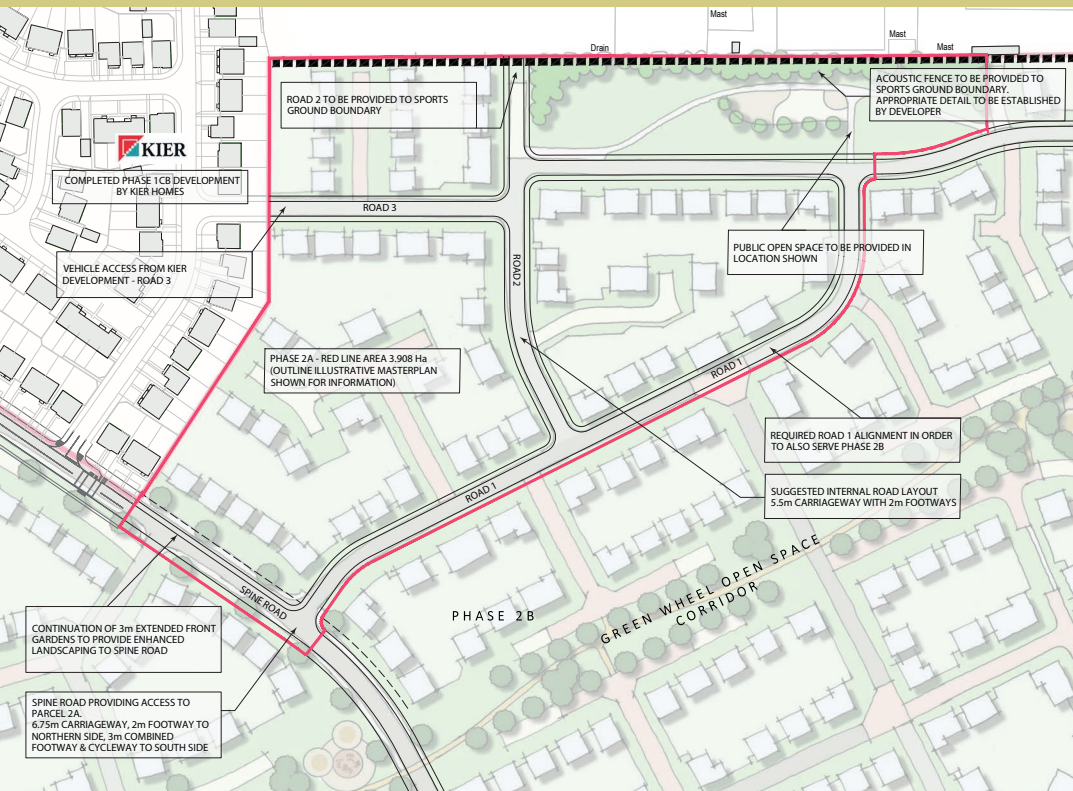
An indicative layout plan which incorporates the constraints of the site is included and should be considered by bidders in formulating their proposals.



Aerial image of site and Phase 2a with red line boundary



TECHNICAL OVERVIEW



In summary, Harworth are commissioning an earthworks and infrastructure programme, due to commence April 2021 and conclude Q4 2021 (earthworks) Q2 2022 (infrastructure); these timings are indicative only. A drawing outlining the proposed formation levels of the development platform is available, an associated indicative foundation zoning plan is also available. Harworth will provide SW/ FW drainage and utility connection points for access into the relevant networks at the bellmouth entrance to the phase, unless otherwise specified. Whilst there is no formal design guide, Harworth will advise as to any specific design requirements previously discussed with the LPA. Construction traffic is proposed using the Blyth Road Access.

The successful purchaser will be obliged to install an estate road, within 12 months following legal completion and procure adoption thereafter.

The successful purchaser will be obliged to lay out the associated “open space” in accordance with the landscape design. The open space will be transferred to the ManCo following the sale of the final home in Ph 2a.

Bidders should allow for the importation of a 600mm capping layer and topsoil where appropriate. There is likely to be some scope for Harworth to stockpile existing suitable material onsite for re-use; however the extent is still to be determined.

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DETAILS

Management Company

A Harworth administered management company is in place for the site wide management of all open spaces. The associated cost is funded by a service charge (initially capped at £250pppa) and secured by way of residential plot covenant. Harworth will maintain until it is viable to handover to a specialist company, which is anticipated at approximately 50% occupation of the wider site.

Methane Extraction

Two legacy mineshafts are located south of the entrance feature (There are no mineshafts on the subject parcel), adjacent to the proposed new entrance T Junction (shown on the JRP indicative layout plan). Methane is extracted from the mine shafts and processed on site for transportation. Harworth are currently onsite undertaking a 3 month programme of works to permanently fill shaft 1, ending in approximately Dec 2020.

Landscape

DLA have undertaken a landscape design for the wider site. The brief includes a tree lined boulevard forming the spine road, focal features at Scrooby Road, the Spine Road T-junction, the weighbridge island and the Blyth Road entrance. Some of the key landscaping is now maturing, creating an attractive gateway into the site. Further planting/landscaping is proposed by Harworth associated with the delivery of Phase 2a.



Aerial image of the recently installed Simpson Park SUDS pond



PLANNING SUMMARY

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The wider site, extending to approximately 173 acres benefits from an extant Outline Planning Permission (Ref. 61/09/00052) with associated s106 agreement, for up to 996 residential units, 2,044sqm retail food store, 76,545 sqm of employment uses and community space. Previous land sales to Jones Homes and Asda have been delivered on the site with associated

Reserved Matters Planning Approvals, ref 12/01784/RES and 13/01096/VOC respectively.

A live planning application is well progressed and due to be determined imminently. This will supersede the extant permission, to be implemented by all future development on the site.

ABOUT HARWORTH GROUP plc

Harworth Group plc is one of the UK's leading land and property regeneration companies, owning and managing c.18,000 acres across 100 sites in the North of England and the Midlands.

We transform former industrial sites and urban edge extensions into new homes and employment areas; creating great places where people want to live and work.

Our flagship sites, such as Waverley in Rotherham and Logistics North in Bolton, are of national economic significance and are at the forefront of regeneration in the UK. We have a Gross Asset Value of over £458 million and a low Loan to Value ratio of 12.4%.

Harworth Group moved to a regional operating model at the end of 2018, with a Regional Director and professional team now responsible for delivering value from our existing sites and purchasing new ones in our core regions of the North West, Midlands and Yorkshire & Central.

To complement this structure, Harworth opened regional offices in Manchester (North West), Birmingham (Midlands) and Leeds (Yorkshire & Central) alongside retaining its company headquarters in Rotherham.

For more details visit
www.harworthgroup.com



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Top: Waverley, Yorkshire
Bottom: Prince of Wales, Pontefract



BASIS OF OFFERS Subject To Contract

- Offers are invited via informal tender for the Freehold interest in the site extending to approximately 7.34 net acres and as outlined in red on the attached plan.
 - Offers received unconditional or subject to Reserved Matters Planning Approval will be considered.
 - No Affordable Housing Provision.
 - Education contribution of £3,500 per plot.
 - An indicative foundation zoning plan is included within the data room and should be considered when formulating an offer.
 - Estate road to be delivered within 12 months following legal completion.
 - Open space to be laid out in accordance with landscape design and transferred to the ManCo.
 - A utilities connection plan is included.
- SW and FW connections can be made to the strategic drainage system in accordance with the details included.
 - 600mm Capping Layer to be provided by purchaser/ Topsoil to be imported by purchaser.
 - Practical completion of the earthworks is anticipated Q4 2021 to enable legal completion of the sales and vacant possession.
 - Practical completion of the infrastructure is anticipated 6 months following legal completion.
 - VAT will be payable on the purchase price.
 - A deposit will be required upon exchange with the balance payable in full upon completion.

A full pack of technical information, images and drawings is available on the data room.

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OFFER PROCEDURE

Offers to be submitted to:

Matthew Jones / Kirsty O'Donnell
Savills
3 Wellington Place
Leeds
LS1 4AP

MJones@savills.com / KiODonnell@savills.com

Deadline for bids: 2.00pm on 16th December 2020
An Offer Proforma will be sent out to interested parties closer to the bid deadline.

Offers to include:

Financial Offer

Offer Conditions

Confirmation of Due diligence required pre-exchange

Abnormal costs Schedule – Fixed positions or subject to further due diligence

S106 allowances where applicable

Funding, approvals, timescales

Layout and schedule of accommodation

Average anticipated Private sales Revenues £/sqft





Simpson Park - CGI

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