

# HEATHLANDS WEST

City Fields, Wakefield WF1 5HF



Site boundary for indicative purposes only

## Key Highlights

- 4th phase of development at Heathlands
- 150 units (full consent for 135 units and additional 15 units at the site frontage)
- Site area of 135 unit scheme of approx. 11.9 acres gross and 9.48 acres net
- Site area of 15 units at the frontage approx. 1.03 acres gross and 0.88 acres net
- Technical & Planning details available [here](#)
- Offers are invited on an unconditional and/or conditional on planning basis



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## Location

Heathlands forms part of the City Fields (Wakefield East) development site, a large-scale development, which as a whole comprises over 2,500 dwellings and commercial uses and extends to approx. 375 acres (152 ha). Heathlands is located to the south of the overall City Fields scheme.

Wakefield is located in West Yorkshire, approximately 12 miles south of Leeds and 24 miles north of Sheffield. The site is accessed off Doncaster Road, with new junction improvements proposed as part of the A6194 Wakefield Eastern Relief Road, (WERR) the new single carriageway relief road, which was constructed as part of the overall City Fields scheme.

## Description

The subject site is brownfield, being the site of former Network Rail sidings and an engine shed. Its topography is relatively level. It is bounded to the north by the River Calder, new residential development to the east, the A638 to the south and Network Rail land to the west.

Phases 1 & 3 of the wider Heathlands site to the east of the subject has been sold to Avant Homes who have commenced development to deliver 228 houses. A sale is currently being progressed with another party for Phase 2.

There are an additional 15 units located at the frontage on to the WERR, which will be included within the sale.

Remediation of the site is due to commence in September 2020 and shall run for an anticipated 6 months. The Vendor will deliver prior to legal completion a serviced development platform following completion of the remediation works.

## Drainage & Highways

Access is served off the WERR via the adjacent Heathlands development. Foul and Surface Water drainage both discharge into the adjacent Heathlands development with capacities already built into the overall strategy when Heathlands came forward. There are oversized pipes within Heathlands West to control the discharge rate of surface water through attenuation as part of the proposed strategy. Drainage and highways will be delivered to the boundary of the Heathlands West site.

## Services and Foundations

A foundations plan has not yet been produced but given that ground conditions are likely to be similar to the previous Phases at Heathlands, reinforced strip foundations should be assumed at this stage. Services will be delivered up to the Heathlands West site boundary.

### 135 UNIT SCHEME

Gross Acreage	11.9 acres	(4.82 ha)
Net Acreage	9.48 acres	(3.84 ha)

### ADDITIONAL 15 DWELLINGS

Gross Acreage	1.03 acres	(0.42 ha)
Net Acreage	0.88 acres	(0.36 ha)

## Planning

The site benefits from full planning consent (ref: 19/01136/FUL) for 135 dwellings (C3) with associated car parking, garages; vehicular, pedestrian and cycle access and infrastructure; foul and surface water drainage infrastructure; public open space and landscaping, with vehicular access from Neil Fox Way.

## Affordable Housing and S106

In accordance with the approved planning consent for 135 dwellings, a 13.3% of total units provision (i.e. 18 units) of affordable housing will be applicable, to be 10 Shared Ownership and 8 Social Rented units. The locations of these units are labelled on the site layout.

The latest draft s106 agreement is available on the data room.

The site falls within the medium charging zone which applies the £20/sqm + indexation rate. The rate with indexation for 2020 is £24.65/sqm.

The 15 units located at the frontage to the WERR form part of the existing consent ref: 16/01977/FUL and have zero affordable housing applicable and zero s106 obligations, as these have already been covered within the Avant scheme.

## Technical Information

All planning and technical information is available to interested parties through a data room via our dedicated website. [Click here.](#)

## Existing Wayleaves, Easements & Rights of Way

The site is to be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether or not mentioned in these particulars.

## Tenure

The site is for sale freehold with vacant possession on completion.

## VAT

The Vendors will charge VAT on the sale of the site.

## Method of Sale

The site offered for sale by informal tender. Given the planning status of the site, unconditional offers are sought for the site with a plot sub anticipated although conditional on planning offers will also be considered. Offers should be submitted in conjunction with an Offer Proforma, which is available on the data room.

Within this proforma, interested parties should provide information such as an itemised list of abnormal costs assumed and confirmation that all applicable s106 obligations have been accounted for in the offer. All offers should be sent to Kirsty O'Donnell at Savills Leeds office and/or e-mail to [kiodonnell@savills.com](mailto:kiodonnell@savills.com)

## Contact

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