

# LAND NORTH OF THE HIGH STREET

Thurleigh, Bedfordshire



## Key Highlights

- Outline planning permission for 20 dwellings
- Extends to approximately 0.96 ha (2.37 acres)

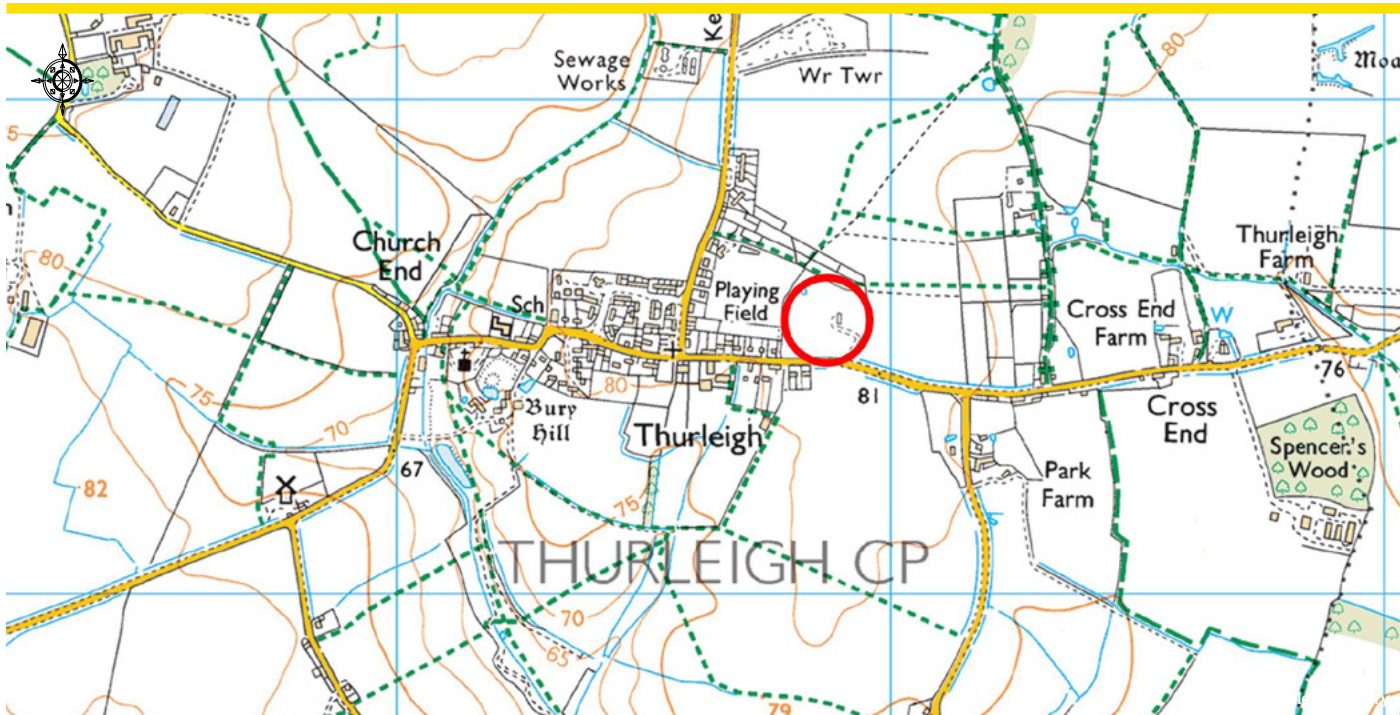
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## Introduction

On behalf of the landowners, Savills (UK) Ltd ('Savills') is pleased to offer for sale the freehold interest in the Land North of the High Street, Thurleigh, Bedfordshire (hereafter referred to as 'the Property').

The Property comprises an area of open grassland, extending to approximately 0.96 ha (2.37 acres). On March 18th 2021 outline planning permission was achieved for the erection of 20 dwellings (30% affordable housing) with the associated access.

The method of disposal is by informal tender and the deadline for bids to be submitted is **12 noon on 5th May 2021**. Interviews may be held thereafter.

Offers are invited on an unconditional basis with a planning and sales overage. Preference will be given to clean bids and to parties who can clearly demonstrate they have undertaken full analysis of the site and understood all of the obligations to be placed upon them.

The full Information Pack can be found at **[www.savills.com/thurleigh](http://www.savills.com/thurleigh)**

## Location

The Property is situated north of the High Street on the eastern side of the village of Thurleigh, Bedfordshire. Thurleigh is located approximately 8.4 km (5.2 miles) north of Bedford and 14 km (8.4 miles) west of St Neots.

Thurleigh is well served in regard to access and amenities. The Sports and Social club and local playing fields are in close proximity to the Property. Employment opportunities are provided for at Thurleigh Business Park. Neighbouring Milton Ernest and Sharnbrook offer further amenities including a care home, Sharnbrook Academy, a number of pubs and restaurants and a pharmacy. Education needs are provided for by Thurleigh Primary School, Milton

Ernest Lower School is approximately 4.19 km (2.6 miles) south west.

In regard to access, Thurleigh benefits from bus connectivity to Bedford (approx. 30 mins), thereafter Bedford provides rail services to London St. Pancras (approx. 1 hour). Thurleigh also benefits from a bus route to Milton Keynes in approximately one hour.

## Description

The Property extends to approximately 0.96 ha (2.37 acres) and comprises agricultural land irregular in shape with a proposed new access directly from the High Street. The Property has relatively flat topography with mature tree and hedges screening to the southern and western boundaries. The wider field wraps around the Property to the north and east and is within the same ownership. To the west of the Property sits a strip of land owned by Bedford Borough Council and beyond this are residential dwellings fronting the High Street. To the west there is also a garden of a residential dwelling fronting Keysoe Road and Thurleigh Sports and Social Club. To the south of the parcel is Thurleigh High Street which merges into Cross End.

## Planning

The Property falls within the planning jurisdiction of Bedford Borough Council (BBC). The statutory plan covering planning policy and development control for the area is the Local Plan 2030, which was adopted on 15th January 2020. Relevant planning application history is described as follows:

REF.	DESCRIPTION	DECISION
19/00711/MAO	Outline with all matters reserved (except access) for up to 20 residential units.	Approved
91/01409/OUT	Erection of three detached dwellings - Outline	Refused

The outline planning permission is for the erection of 20 dwellings, 30% of which would be affordable tenure (6 units).

A copy of the planning application documents can be found within the Information Pack online at [www.savills.com/thurleigh](http://www.savills.com/thurleigh) or sourced from Bedford Borough Council website under planning reference 19/00711/MAO.

## Section 106 / Community Infrastructure Levy

The Section 106 agreement requires the provision of affordable housing only- five affordable rent dwellings and one shared ownership dwelling.

Bedford Borough is a CIL Charging Authority and has an implemented Charging Schedule. Thurleigh is zoned under the £100/ sq m charge plus indexation.

We ask parties to familiarise themselves with the requirements of the Community Infrastructure Levy and the Section 106 Agreement. It is important to note that payments are index linked.

## Access

Vehicular access is to be provided directly from High Street, through relocation of the existing village gateway c. 90m west of its current location. The access will comprise a 5.5m wide carriageway, with 6.0m radius and 2.0m footways. Visibility splays of 2.4m x 43m are achievable in accordance with the relocated 30mph speed signs and village gateway. A new footpath constructed within the proposed scheme will link to the existing provision in Thurleigh. Further details are available in the Transport Statement produced by Mewies Engineering Consultants (June 2019).

## Technical

A comprehensive technical Information Pack has been put together and made available to all parties. We advise that any purchaser make themselves fully aware of the wider reports and make themselves comfortable with the content therein.

The landowners have commissioned a Utilities Assessment and Geotechnical Assessment which are included within the Information Pack.

## Geo-Environmental Assessment

EPS undertook a Phase I & II Geo-Environmental Assessment in February 2021. The conclusions are summarised below:

*Waste Acceptance Criteria testing has indicated that the topsoil and shallow clays of the Oadby Member can be classified as Inert for the purposes of off-site disposal. Furthermore, these same materials are considered suitable for future residential land use, including sensitive areas such as private gardens, and no further assessment is considered to be warranted.*

*The ground conditions across the site are considered suitable for conventional spread foundations with allowable bearing capacities ranging from 115kN/m<sup>2</sup> at around 1.0m, to 175kN/m<sup>2</sup> at 2.0m.*

*Suspended floor slabs are recommended for any new buildings, with a sub-floor void suitable for a 'medium volume change' potential soil.*

*A design CBR value of 4% is recommended for any new areas of hardstanding and soakaway infiltration testing suggests that the natural clays are 'practically impermeable' and the use of soakaways isn't viable for any future scheme.*

*A design sulphate class of DS-1 and an aggressive chemical environment for concrete (ACEC) of AC-1s is considered suitable for buried concrete.*

## Utility Services Report

MLM undertook a Utility Services Report in February 2021. The findings are summarised below:

### Gas Service:

*Maps provided by Cadent Gas Ltd indicate there are no gas services in the area*

### Water:

*Anglian Water have provided maps which show there is a 125 mm MDPE/PE80 potable water main running along High Street to the south of the site. The maps also show there is a hydrant located along High Street to the south west of the site.*

### Sewer:

*Maps provided by Anglian Water suggests there is foul sewer services running along High Street to the south of the site, however maps indicate these stop outside the houses opposite the proposed site.*

### Electricity:

*Maps provided by UKPN show there are two electricity masts located along High Street to the south of the site. One of these is located within the border of the proposed site. There are overhead HV cables running from these masts adjacent to the south of the proposed site, which appear to go underground at the mast located on the south west corner of the site. Maps also indicate there is a substation located to the south west of the site, along High Street.*



### Telecommunications:

BT have provided maps which indicate that have services located in the close vicinity of the site. These services include multiple overhead poles and cables along High Street to the south of the site. Maps also indicate there are BT cables running through the site, to the east of the proposed site. Whilst these do not cross the current proposed site, if there are plans to utilise the remainder of the field these will need to be addressed. Virgin Media, Sky and CityFibre have provided evidence suggesting they do not have services in the area.

### Arboricultural Report

David Clarke Chartered Landscape Architect and Consultant Arboriculturist Limited undertook a Arboricultural Report in March 2019. The report recommends the removal of one Ash tree for arboricultural reasons with the remainder being protected throughout the development. The report should be read in conjunction with the Tree Protection Plan and Arboricultural Survey.

### Ecological Survey Report

BBRC undertook an Ecological Survey in October 2017. The report concludes:

*"In general this site appears to have few features of wildlife interest and does not appear to host any species of concern. The mature trees in the boundary do however hold high bat and nesting bird potential and should be retained. If any works are required to those trees it should be undertaken outside the bird breeding season (which is February to August inclusive) and a bat check should be undertaken beforehand. Any works to the hedgerows should be undertaken outside the bird nesting season as this too may hold nesting birds."*

### Drainage Statement

M-E-C produced a Drainage Statement in March 2019 which states:

*"Infiltration testing has not been carried out and therefore the proposed strategy assumes that soakaways are not viable in its adherence to the SuDS hierarchy... The surface water strategy entails the collection of the runoff via a network of sewers around the development, discharging into a shallow attenuation pond, located to the south-eastern portion of the site before draining to a local drainage ditch on the southern boundary of the site. The pond has been designed to a depth of 500mm, to facilitate a discharge to the local drainage ditch without the need for pumping. Land raising and pipe protection will be required in order to provide adequate cover to pipes."*

In respect of foul water drainage, the statement assumes a gravity based network of sewers connecting to the public foul sewer on High Street, this method has been deemed acceptable by Anglian Water. The sewer depth on High Street is unknown – a manhole survey will be required to confirm the level.

### Great Crested Newt Study

BRCC undertook a Great Crested Newt Survey in June 2019. The conclusions are summarised below:

*The site does not hold any suitable habitat for Great Crested Newts to breed or sustain a population. There is a small amount of habitat of low suitability for GCN during their terrestrial phase should there be an undetected population somewhere within 500m of the site.*

*No animals could be found by hand searching a large number of potential refuges or visual examination of the single waterbody found on site. The Habitat Suitability Index for the site required some assumptions because of the lack of an extant pond on site but came out as "poor" for both the old pond and new ditch. There are no recorded populations of Great Crested Newts within 500m of the site and no apparent connectivity between the more distant records (nearest at 1.4km) and this site.*

*Whilst it is impossible to state that there are no GCN on any site, there is very little likelihood that Hayle Field is currently occupied by, or has the potential to be occupied by, Great Crested Newts. Despite the site occurring in a Naturespace "Red Zone" of "highly suitable habitat" for Great Crested Newts and within a Naturespace "Conservation Target Area" there is little or no suitability for GCN here.*

### Tenure / Vacant Possession

The Property is owned freehold under Registered Title BD175264. The Property will be sold freehold with vacant possession. A copy of the land registry documentation can be found in the Information Pack.

### Overage

All parties should offer a planning and sales overage as part of their offer submission. The planning overage would be based on either an increase in sq footage of private residential or an increase in unit numbers.

### Ransom Strip

The landowner will retain a 0.5 metre ransom strip along the north and eastern boundaries. The ransom strip should be included within the purchaser's management company for maintenance purposes. The Vendor will provide full rights of access over the ransom strip for the purposes of implementing the planning permission. The purchaser will provide full rights of way, reservations and rights to services that maybe required over the Property to the ransom strip and adjoining land beyond.

### Rights Of Way

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

## Viewings / Meeting with Savills

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

## Bids

Offers are invited on an unconditional basis with a proposed sales and planning overage. Preference will be given to clean bids and to parties who can clearly demonstrate they have undertaken full analysis of the site and understood all of the obligations to be placed upon them.

Offers are to be received by **12 noon on 5th May 2021** and sent in a sealed envelope to Savills, Unex House, 132-134 Hills Road, Cambridge, CB2 8PA. The envelope should be marked "Land North of the High Street, Thurleigh- AJ". E-mail offers will be acceptable, addressed to [ajones@savills.com](mailto:ajones@savills.com).

The vendor will not be bound to accept the highest or indeed any offer and may withdraw the property from the market at any time.

## Bid Submission

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

- Confirmation that the offer is unconditional;
- Confirmation of the Section 106 and CIL financial contributions;
- Confirmation of the proposed planning and sales overage provision;
- Confirmation that the ransom strip has been accommodated and to provide full access and services to the ransom strip and land beyond;
- 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 a legal undertaking to cover reasonable abortive legal costs.

## Timing

The method of disposal is by informal tender and the deadline for bids is **12 noon on 5th May 2021**. Interviews may be held shortly thereafter.

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

## VAT

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

## Important Notice

Savills and the vendors give notice that (i) these particulars are produced in good faith and are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intended purchaser should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them; and (ii) no person in the employment of the agents, or the vendors has authority to make or give any representation or warranty whatever in relation to this property, (iii) intending purchaser seeking to rely on any survey, report assessment or statement produced for the vendors by any third party must make their own arrangements with the relevant third party.

Please be aware that all plans are subject to the purchaser's surveys and due diligence.

## Further Information

The full Information Pack relating to the entire Property can be found within the online Data Room, accessed at [www.savills.com/thurleigh](http://www.savills.com/thurleigh)

## Savills New Homes

Our Residential Development Sales team would be happy to help with pricing and marketing strategy for the completed units. Please contact Toby Greenhow or one of his team on 01223 347234.

## Contact

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The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, with the 's' and 'i' in red and the remaining letters in black.