

For Sale

By Informal Tender

Prime Residential Development Site

LAND AT ROSE HILL, BESSACARR, DONCASTER DN4 5LE



6.79 hectares | 16.8 acres



Closing date for tenders: 12 Noon Friday 23rd October 2020
(Offers **MUST** be made on the Tender Form provided)

Tender issue date: July 2020



Doncaster
Council

The Opportunity

Doncaster Council is seeking a developer to deliver a high quality residential development on this prime greenfield site in an extremely attractive environment overlooking the historic Doncaster Racecourse and adjoining mature woodland.

The site represents an important opportunity to develop around 170 high quality dwellings in a range of house types and sizes, including the opportunity to construct a number of substantial individually designed executive homes overlooking the racecourse.

The selected developer will share the Council's aspirations to develop an outstanding scheme of architectural merit on the site and meet the wider ambition to deliver high quality development throughout the Borough.



Location

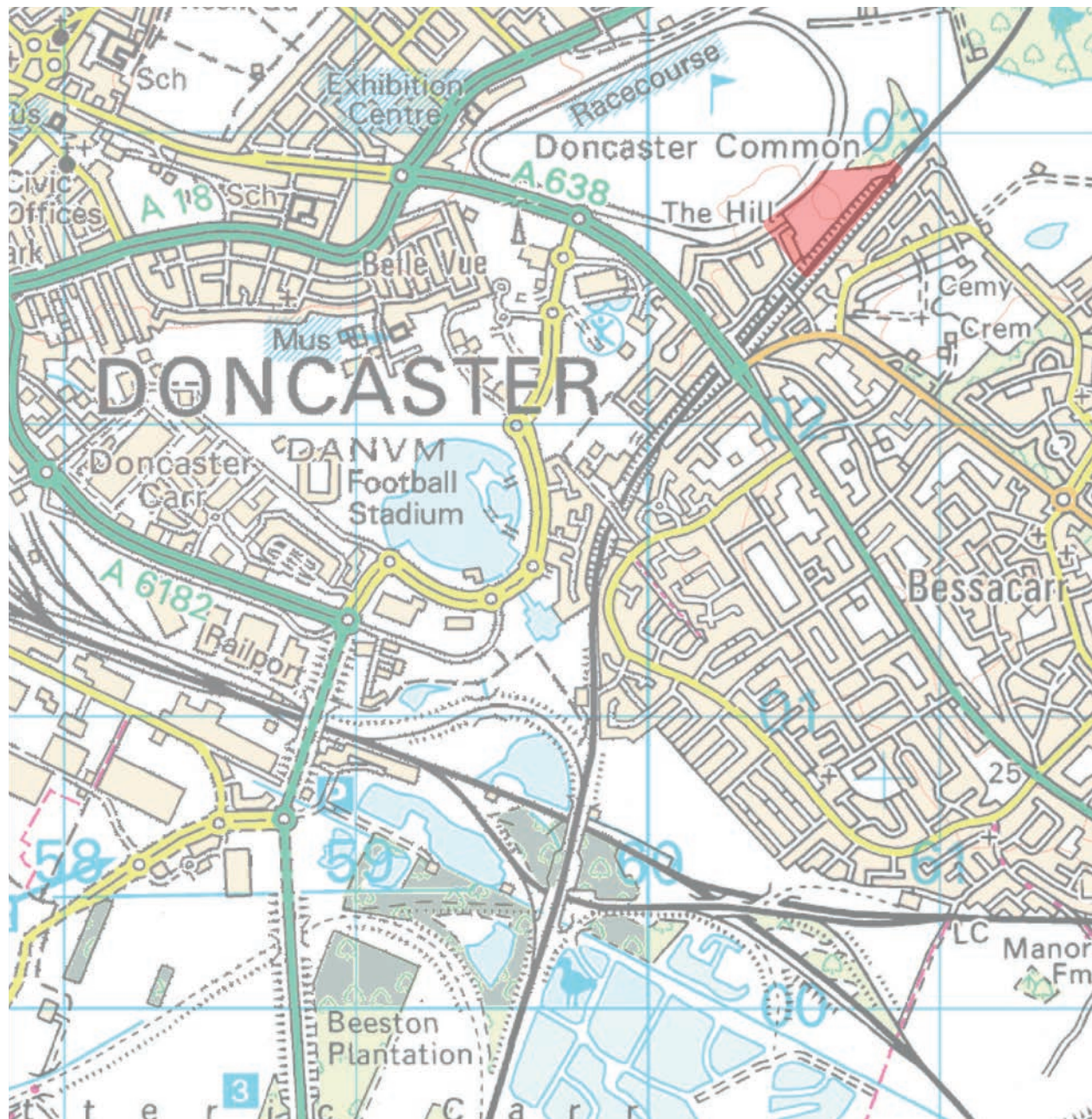
Doncaster benefits from excellent communication links being located immediately to the east of the A1(M) at its junction with the M18, the latter providing access to Doncaster Sheffield Airport via the Great Yorkshire Way. The M18 also links with the M1 at Sheffield, M62, M180 and the east coast ports. Junction 3 of the M18 lies 3.5 miles to the south of the site.



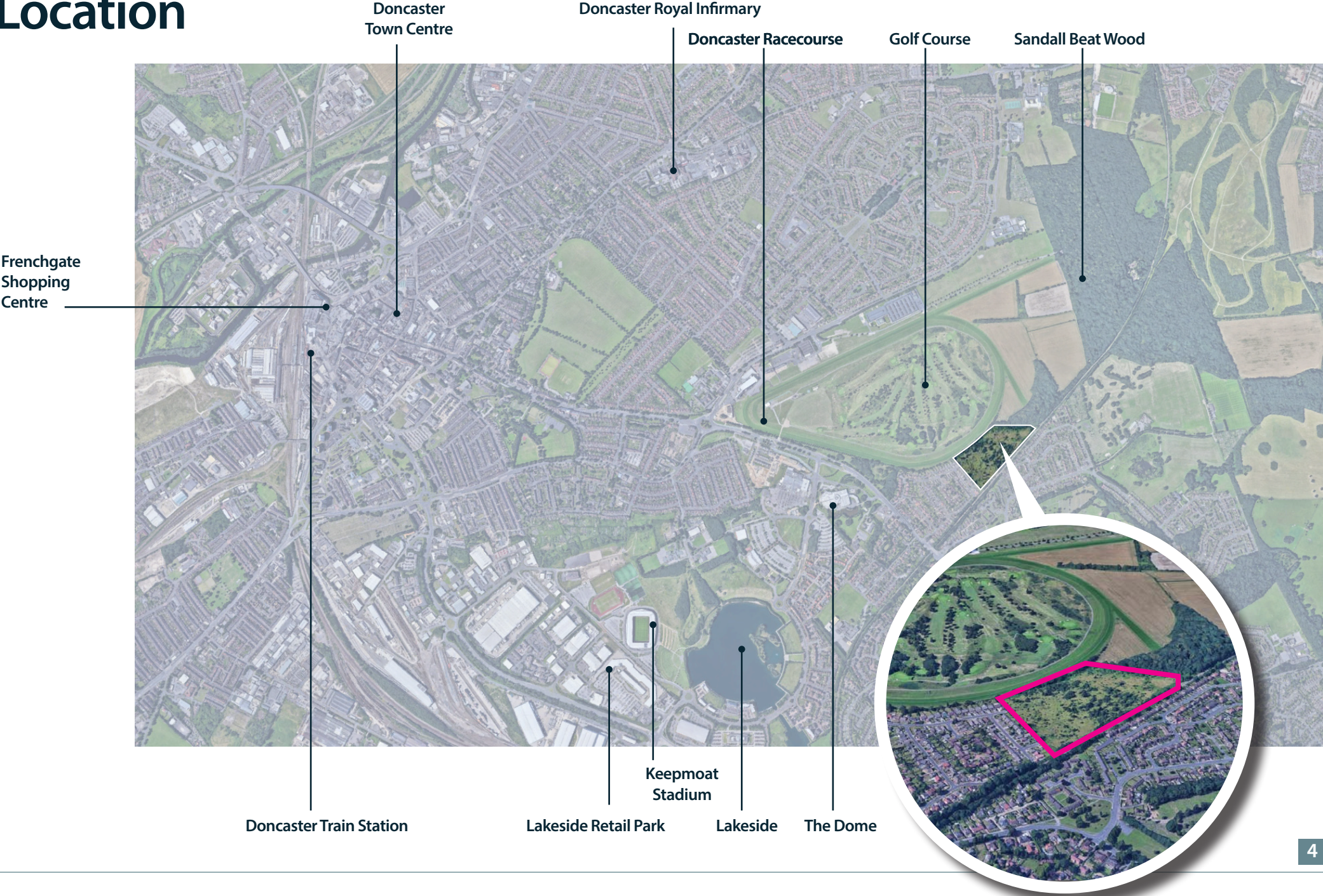
The site occupies a prime location overlooking Doncaster Racecourse and Town Moor Golf Course less than 2 miles south east of Doncaster Town Centre situated on the northern edge of the established residential areas of Bessacarr and Cantley.

The site is extremely accessible by car and public transport being situated off Rose Hill Rise and The Avenue which provide access to the A638 Bawtry Road, a major traffic route leading directly to the Town Centre and outer ring road system (Carr House Road / Leger Way). Frequent bus services run along Bawtry Road and Cantley Lane to and from the Town Centre and Doncaster Train Station.

The location has the benefit of being within close distance to a wide range of facilities including a number of primary and secondary schools, local shops and a post office as well as major public open space at Doncaster Racecourse and Cantley Park. The recreation, leisure and sporting facilities at The Dome Leisure Park complex together with an Asda superstore are also close by.



Location



Description

The site extends to circa 6.79 hectares (16.8 acres), is relatively level and self-contained with well-defined boundaries from the existing housing to the rear of The Avenue, the Racecourse, mineral railway line and the mature deciduous woodland of Redhouse Plantation.

The boundaries are softened by the presence of trees and hedgerow shrubs alongside the railway line and the rear of the properties of The Avenue. The Racecourse boundary consists of tall hedgerow containing some large mature oak trees connecting with the woodland of the Redhouse Plantation.

The land was previously cultivated, however it has remained unused for a number of years and is now characterised by rough grassland with pioneering mixed scrubland. The surrounding area is primarily suburban and predominantly residential in character with a wide range of house types including larger spacious villas in the leafier older suburbs to the north and south of Bawtry Road.



Planning

The Council's aspiration is to encourage a high quality development at this high profile and important location and wish to see the highest urban design and architectural standards adopted in order to realise this ambition.

A Planning and Development Brief has been prepared which sets out the general policy advice, key planning requirements and development guidelines in respect of the site. A copy of the Planning and Development Brief is available upon request.

Any potential developers are encouraged to work closely with the Council's Design and Conservation Team during all stages of the pre-application process, in order to ensure delivery of the design aspirations.

Prospective purchasers are advised to contact **Jordan Butler**, Principal Planner on **(01302) 734892** at an early stage to discuss development options. A list of additional key contacts is also provided in the Planning and Development Brief.

KEY POINTS:

A summary of some of the key information from the Planning and Development Brief is as follows:

- The site is allocated as a housing site in the Doncaster Unitary Development Plan (UDP) adopted July 1998 (Proposal PH1 2/12).
- The site is suitable for residential and ancillary residential (principally public open space) purposes only.
- It is estimated that the site could accommodate around 170 units.
- There is a high potential for the survival of significant archaeological remains associated the Roman period pottery production and associated settlement and agriculture. A programme of archaeological evaluation will need to be agreed with the South Yorkshire Archaeological Service (SYAS) at an early stage.
- A Heritage Statement detailing how the results of the archaeological evaluation have informed the design of the scheme will be required to accompany a planning application.
- The Council is committed to promoting high quality development throughout the Borough and therefore applicants should be able to demonstrate how they have taken account of the need for good design in their proposals having regard to Policy CS14: Design and Sustainable Construction.
- Approximately 15% of the site should be laid out as a single area of public open space, including children's play equipment in the form of a LEAP in line with UDP Policy RL4.
- A mixture and range of housing types should be delivered. It is envisaged that mainly 3 and 4 bedroom houses will be provided with some 2 and 5+ bedroom properties with the opportunity to accommodate large individually designed "executive homes" backing onto the Racecourse.
- A high standard of development will be required throughout the site.
- A comprehensive landscaping scheme will be required for the site in accordance with Policies CS16 and ENV59 which will include the retention of existing hedgerows and trees.
- The site may be supporting a wide variety of wildlife, therefore a full range of ecological surveys will be needed to assess the habitats present and determine whether or not protected species are present.
- Where appropriate footpaths that serve the site are to be enhanced. There are three definitive bridleways across the site that are recorded on the Public Rights of Way Register.
- A pedestrian footpath/cycle-route is to be created through the site to Redhouse Plantation linking with Sandall Beat Forest Park.
- A contribution to off-site countryside access and woodland improvements to Redhouse Plantation may be required.
- In 2009 the site was subject to an application to register it as a village green, however the application was rejected.
- The affordable housing requirement is 26% of all units on site with a 74%/26% social rented / intermediate tenure split. 75% 2 bed, 20% 3 bed and 5% 4 bed homes.
- There may be other S106 requirements/contributions required including Education, public open space, landscaping, biodiversity off-setting and signalling and junction improvements.

Highways and Transportation

The site is situated to the east of A638 (Bawtry Road) and is accessed through an existing residential area from two cul-de-sacs, Rose Hill Rise and The Avenue. The use of both roads to serve the development will be a highway requirement.

The A638 (Bawtry Road) is a major traffic route into the centre of Doncaster. It is two lane, dual carriageway at the point of access to Rose Hill Rise. Traffic is permitted to turn left from the A638 into Rose Hill Rise and The Avenue but is prohibited from exiting via The Avenue. Motorists wishing to turn right from Rose Hill Rise, turn left and carry out a controlled "U" turn at the Cantley Lane junction and motorists wishing to turn right from the A638 into Rose Hill Rise carry out a controlled "U" turn at the Dome Corner junction.

In order to assess the implications of any development proposal on the highway network, a robust Transport Assessment (TA) will be required to be submitted as part of any planning application with operational capacity assessments undertaken. The TA will need to identify any measures required to mitigate the negative impacts of a development on the highway network. Any signalling or junction improvements required are to be funded by the developer.

A residential travel plan will be required and the minimum parking standards for residential developments will apply to this scheme. Details can be found within the Councils Development Guidance and Requirement SPD. highwaysdc@doncaster.gov.uk



Flood Risk and Drainage

A Flood Risk Assessment will be required due to the size of the site.

Surface water is proposed to discharge into an existing watercourse to the north of the site. The Councils preferred option for surface water management is the use of a Sustainable Drainage System (SuDS). On site surface water attenuation will therefore be required.

Services

It is understood that all mains services are available in the locality.

However, it will be the responsibility of the eventual purchaser to ascertain whether such services are of sufficient quality and capacity for their own particular requirements. All prospective purchasers are therefore advised to make and rely upon their own enquiries of the various statutory authorities.



Tenure & Terms

Offers are sought for the sale of the freehold interest of the site with vacant possession conditional upon the granting of detailed planning permission.

Potential purchasers are requested to supply a draft scheme layout and details of how their proposals meet the Council's aspirations to deliver a high quality development using the highest urban design and architectural standards in support of their bid.

The proposed sale will be subject to an overage agreement and bidders are required to provide overage proposals as part of their bid submission.

Terms of Disposal

Doncaster Council is seeking informal tenders for the whole site on the following principle terms:

- Sealed informal tenders are invited for the purchase of this land. All tenders must be submitted on the form provided and sent using the official envelope label. Any markings on the official envelope that identifies the sender will exclude that sender from the tendering process.
- Any offers should be accompanied by a draft scheme layout together with details of the number and types of dwellings accommodated on the site as well as details of how the proposals meet the Council's aspirations to deliver a high quality development using the highest urban design and architectural standards.
- If relevant, the tender should specifically state what assumptions have been made about any exceptional development costs the Purchaser has identified.
- Financial information to demonstrate the ability of the proposed Purchaser to pay the price offered should be included.
- The Purchaser will be expected to enter into a contract conditional upon the developer obtaining detailed planning permission.
- Upon exchange of contracts the developer will be expected to pay a deposit equivalent to 10% of the purchase price.
- Upon exchange of contracts the developer will also be expected to pay the Vendor's Surveyors costs amounting to 1.5% of the purchase price together with the Council's reasonable Legal costs. These fees will be non-refundable.
- The detailed planning application is to be submitted within 6 months from the selection of the developer.
- Upon the grant of a satisfactory detailed planning permission, subject to judicial review, the contract will become unconditional and completion of the sale will take place within 14 days with the Purchaser paying the balance (90%) of the purchase price.
- The offer of this property for sale is subject to contract and the formal approval of Doncaster Metropolitan Borough Council. The Council reserves the right not to accept the highest or indeed any offer for the site. The Council will not be responsible for any costs incurred by parties tendering for the site and all costs will be at the risk of the bidders up until the conclusion of a contract.
- The Council will contact the successful applicant following internal approval being granted and reserves the right to withdraw the acceptance if Contracts have not been exchanged within 3 months of such approval.
- It is understood that no election in respect of VAT has been made and therefore VAT is not payable on the sale price.

Offer Procedure

If you wish to submit an offer, please complete an Offer Form. An Offer Form and Address Label are available on request – email: samgen@doncaster.gov.uk

- a) Offers should be submitted by **12 noon on Friday 23rd October 2020** in writing using the Offer Form in a sealed envelope with no identifying marks other than the official Address Label provided.
- b) They should be delivered to Doncaster Council, Strategic Asset Management, Civic Office, Waterdale, Doncaster DN1 3BU. Offers should be posted recorded delivery, or delivered in person.
- c) Offers received after this date may be disqualified.
- d) Please supply the name and address of your Legal advisers, together with the name of the person who will attend to this matter, with telephone numbers and e-mail address, if known.
- e) Offers will be expected to take into account of all the reports and documentation accompanying the outline Planning Permission and subsequent Design Guide. Should you be seeking to make any deductions in respect of other abnormal development costs a detailed list together with reasoning should be provided.
- f) The offer should be accompanied by the following information:
 - Financial Offer
 - Indication of initial proposals for the site, including a draft scheme layout and schedule of accommodation.
 - Details of how the proposals meet the Council's aspirations to deliver a high quality development.
 - If relevant, the tender should specifically state what assumptions have been made about any exceptional development costs the Purchaser has identified.
 - Information on previous schemes completed.
 - Details of any overage proposals.
 - Details of the development time frame and any phasing.
 - Details of the proposed source of development finance together with financial information to demonstrate the ability of the proposed Purchaser to pay the price offered.
- g) Any offers sent by facsimile will not be considered and may invalidate any offer submitted in the correct format due to the potential breach of confidentiality.
- h) The Council reserves the right not to accept the highest, or indeed any offer made for the property.
- i) All costs in preparing a bid will be at the bidder's expense.
- j) The acceptance of an offer is subject to the formal approval of Doncaster Council
- k) Acceptance of an offer does not form a legally binding contract between the parties.
- l) Variable or referential offers will not be considered

The Council will select the Purchaser based upon development proposals, financial offer and track record and will contact the successful applicant following internal approval being granted. The Council reserves the right to withdraw the acceptance if Contracts have not been exchanged within 13 weeks of such approval.

Contact Us

All enquiries regarding the site should be directed to:

Doncaster MBC, Strategic Asset Management, Civic Office, Waterdale, Doncaster DN1 3BU.

Samantha Taylor

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samantha.taylor@doncaster.gov.uk

Martin Kaye

01302 736485

marting.kaye@doncaster.gov.uk

Doncaster Metropolitan Borough Council for themselves give notice that:-

- (i) These particulars are set out as a general outline for guidance only of prospective purchasers and do not constitute part of an offer or contract;
- (ii) Whilst every effort is made to ensure all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are accurate; prospective purchasers should not rely upon them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) No person in the employment of Doncaster Metropolitan Borough Council has authority to make or give representations or warranties whatsoever in relation to the property



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