

RESIDENTIAL DEVELOPMENT OPPORTUNITY

LAND AT
LANCING ROAD | BULKINGTON
BEDWORTH | CV12 9QU

HOWKINS &
HARRISON

MATHER
JAMIE

 TARMAC
A CRH COMPANY



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INTRODUCTION

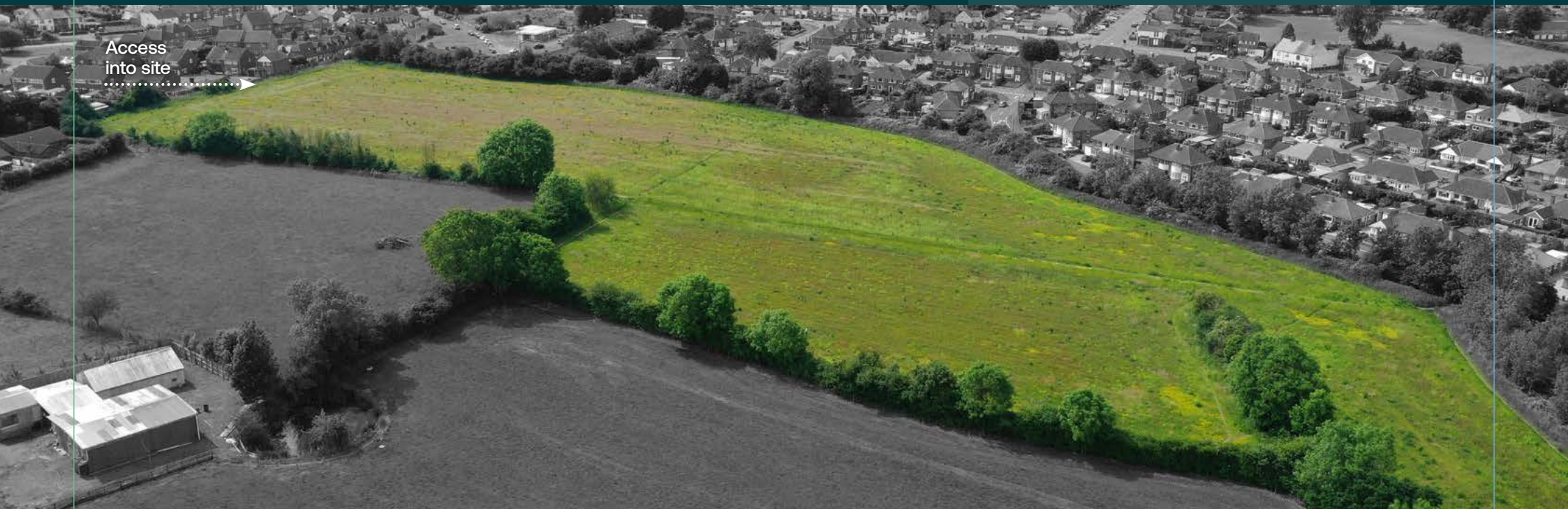
Howkins and Harrison and Mather Jamie are appointed as joint selling agents by the Landowners and Promoter to market a residential development opportunity of land at Lancing Road, Bulkington (the Site), extending to circa 25.18 acres (10.19 hectares).

The Site has Outline Planning Permission for residential development of up to 230 dwellings with access from Nuneaton Road and Bramcote Close and all other matters reserved.

The Site is broadly split into two development parcels linked by an area of central open space. The northern parcel accommodating c132 dwellings and the southern parcel c98 dwellings. The connective green infrastructure includes formal and informal open space along with surface water management.

Tarmac have promoted the Site with two landowners collaborating under one promotion agreement.

Offers are invited from interested parties by Midday on Wednesday 24th January 2024. All offers must be submitted in accordance with the tender pro-forma which is available in the dedicated dataroom.



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SITE LOCATION

The application Site measures 25.18 acres (10.19 hectares) and is an irregular shape, loosely following the field margins of the closest fields to the settlement of Bulkington on the village's north-eastern fringe.

The village of Bulkington is strategically located in close proximity to the M69 and M6 which provides transport connections to Coventry and Leicester.

Bulkington is located approximately 4 miles to the south east of Nuneaton, 7 miles to the north of Coventry and 19 miles south west of Leicester.

Bulkington is a large village with over 6,000 residents. The village benefits from a number of existing amenities including public house, Co-Op, doctors, dentist and a sports and social club. There are regular bus services running through Bulkington which provide onward travel to Nuneaton and Coventry.

Arden Forest Infant School (Ofsted Good) is 0.6 miles from the Site and St James CofE Academy (Ofsted Good) is 0.2 miles from the Site.

Local Amenities	
1	The Co-Operative Food
2	Bulkington Surgery
3	Rugby Road Surgery
4	Bulkington Dental Practice
5	Bulkington Sports & Social Club
6	St James' CofE Academy
7	Arden Forest Infant School
8	Shapes Day Nursery Ltd
9	Woodlands Day Nursery
10	The Weavers Arms
11	The White Lion
12	Old Chequers Inn



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DESCRIPTION OF THE PROPOSED DEVELOPMENT

The Site will be served by 2 points of access, off Nuneaton Road (B4112) and Bramcote Close.

The proposed surface water drainage strategy includes 2no attenuation basins and a series of swales with an outfall to an existing open surface water drain within the boundary of the site. Infiltration is not deemed suitable due to the ground conditions however, source control methods should be utilised where possible e.g. permeable paving and bioretention gardens.

The proposed foul water drainage strategy is by gravity to the 300mm diameter foul sewer in the access road to Findon Close sewerage pumping station between man hole number 4004 and man hole number 5102.

In line with the adopted SPD, 25% of the dwellings are to be affordable (26% intermediate and 74% affordable rented).

The Section 106 agreement was signed on 28th September 2023 with all contributions to be the responsibility of the Purchaser aside from the initial £39,000 monitoring fees for NBBC and WCC which were paid on completion of the agreement. A schedule of the S106 obligations is available to download from the dataroom.

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NEW BUILD COMPARABLES

Taylor Wimpey are actively selling at Raveloe Gardens on the west side of Bulkington off Bedworth Road.

The development comprises 188 2, 3 and 4 bedroom homes.

They currently have 8 plots on release:

Flatford 3 Bedroom Semi Detached
(866ft²)
£268,000 (£309/ft²)

Easedale 3 Bedroom Semi Detached
(931ft²)
£299,950 (£322/ft²)

Lydford 4 Bedroom Detached
(1099ft²)
£350,000 (£318/ft²)

Trusdale 4 Bedroom Detached
(1243ft²)
£359,950-£378,000 (£290-304/ft²)

Wortham 4 Bedroom Detached
(1525ft²)
£455,000-£460,000 (£298-302/ft²)

Linden Homes are actively selling at Brindley Edge in Longford.

The development comprises 204 2, 3 and 4 bedroom homes. They currently have 6 plots on release ranging from £224,995 to £345,000.

Redrow Homes have recently launched their Arden Fields development off Bedworth Road, Bulkington.

The development comprises 89 1, 2, 3, 4 and 5 bedrooms homes.

They currently have 6 plots on release:

Amberley 3 Bedroom Detached
(1137ft²)
£370,000 (£325/ft²)

Stratford 3 Bedroom Detached
(1218ft²)
£405,000 (£333/ft²)

Leamington 3 Bedroom Detached
(1417ft²)
£460,000 (£325/ft²)

Harrogate 3 Bedroom Detached
(1555ft²)
£499,000 (£321/ft²)

Henley 4 Bedroom Detached
(1769ft²)
£595,000 (£336/ft²)

Hampstead 5 Bedroom Detached
(1850ft²)
£619,000 (£335/ft²)

Keepmoat Homes are actively selling at Exhall Gardens in Exhall.

The development comprises 129 2, 3 and 4 bedroom homes. They currently have 3 plots on release ranging from £246,950 to £293,950.

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Taylor Wimpey - Raveloe Gardens



Redrow - Arden Fields

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INDICATIVE IMAGE



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PROFESSIONAL REPORTS

The Vendor has commissioned a number of reports in support of the planning application. A copy of all reports are available to view within the dataroom, however in summary these include (but are not limited to):

- Air Quality Assessment (Redmore Environmental)
- Arboricultural Assessment (FPCR Environment & Design)
- Archaeological Evaluation (TVAS)
- Bat Report (FPCR Environment & Design)
- Ecological Appraisal (FPCR Environment & Design)
- Environmental Noise Assessment Report (BSP Consulting)
- Flood Risk Assessment and Drainage Strategy (BSP Consulting)
- Geophysical Survey Report (Magnitude Surveys)
- Historic Environment Desk-Based Assessment (Trent & Peak Archaeology)
- Phase 2 Ground Investigation (BSP Consulting)
- Reptile Survey Report (FPCR Environment & Design)
- Soils and Agricultural Quality Report (Land Research Associates)
- Transport Assessment (David Tucker Associates)
- Utility Appraisal (MEC)

WAYLEAVES, EASEMENTS, COVENANTS AND RIGHTS OF WAY

Any agreement will be made subject to, and with the benefit of all existing wayleaves (northern parcel), easements, covenants and rights of way associated with the Site whether detailed in this brochure or not. The prospective Development Partner will be required to rely upon their own legal due diligence prior to entering into any agreement.

PLANS, AREAS & SCHEDULES

The plans are for reference only. The white lines on the photographs and plans are for identification purposes only. The Development Partner shall be deemed to have satisfied him or herself as to the description of the property.

VIEWING

Viewing of the Site is strictly by appointment only and interested parties are asked to contact Howkins and Harrison or Mather Jamie in order to arrange access. The Landowner nor Agents accept any responsibility for Health and Safety of individuals when on the land.

VAT

The Landowner reserves the right to charge VAT at the appropriate rate.

SALES BOUNDARIES & TENURES

The land is edged white within the particulars. The Site is held under registered titles WK365403 and WK489180. There is a small intervening strip of un-registered land between the two ownerships which is being dealt with at Land Registry. There is also a small area of un-registered land between Bramcote Close and the Site. Further information relating to the above points is detailed in the Title Summary Note within the data room.

The Agent will do its best to specify the ownership of boundaries, hedges, fences and ditches, but will not be bound to determine these. The Development Partner will have to satisfy themselves as to the ownership of boundaries.

Part of the site is farmed in hand and part is occupied under an annual agreement. Vacant possession will be provided on completion.

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DATAROOM

A website dedicated to the sale can be found via the link:
<https://ws.onehub.com/workspaces/1371878/signin>

Please be aware that the data room requires users to request entry.

Requests should be sent to:
sophie.draper@howkinsandharrison.co.uk

SUBMISSION PROCEDURE FRAMEWORK

All submissions must be put forward prior to the deadline, which is Midday on Wednesday 24th January 2024.

Submissions can be hand delivered (or sent by recorded delivery) to the offices of Howkins and Harrison and Mather Jamie in an envelope clearly marked with the words:

**“LAND AT LANCING ROAD, BULKINGTON
 – Offer Submission”.**

Alternatively, submissions can be sent by email and will be acceptable if received in advance of the deadline.

All submissions sent by email must be sent to the following email addresses:

jeff.paybody@howkinsandharrison.co.uk

tim.howard@howkinsandharrison.co.uk

gary.owens@matherjamie.co.uk

karla.williams@matherjamie.co.uk

All submissions are required to include a completed bid submission proforma which is made available to download in Word format.



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CONTACT

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IMPORTANT NOTICE: 1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers. Particulars issued November 2023. carve-design.co.uk 16179/6

