



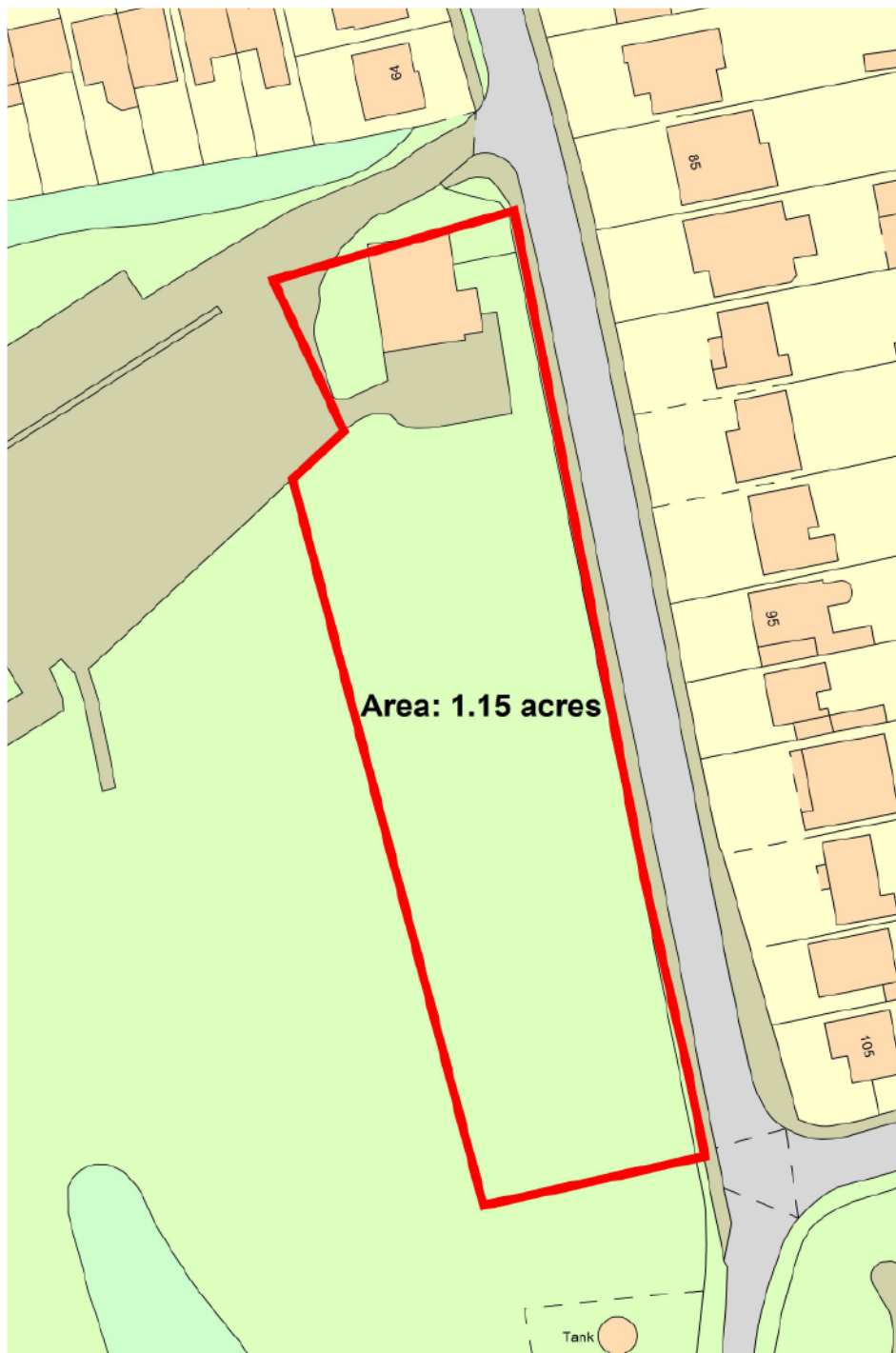
HOLT PROPERTY



Potential Residential Development

Land at Leamington & County Golf Club, Whitnash, Leamington Spa CV31 2QA

0.47ha (1.15 acres) Subject to Planning



Executive Summary

- Well established House Builder or Land Promoter sought for circa 0.47ha (1.15 acres) of potential residential development land to the south of Whitnash, Leamington Spa.
- The site overlooks the stunning Leamington & County Golf Club.
- Offers are invited on the basis of a Conditional Contract, Option or Promotion Agreement.
- The site is located on the west side of Golf Lane and is currently predominantly grass and a small area of brownfield.
- Located outside of the Green Belt.
- The site gently slopes to the south and has the potential to accommodate approximately 15 dwellings subject to planning.
- Special Requirement - The Academy Building will need to be replaced and associated works completed as part of the deal structure of the successful bidder.
- Leamington Spa – 2 miles, Warwick – 4 miles, M40 (Junction 15) – 4.8 miles and Birmingham Airport 21 miles.
- Viewing (on the site) strictly by prior appointment with the Vendor's Agent.
- **Bid Deadline Midday Thursday 16th June 2022.**





CONDITIONAL CONTRACT, OPTION OR PROMOTION AGREEMENT

The land is offered on the basis of a Conditional Contract, Option or Promotion Agreement.

House Builders and Promoters are invited to submit offers which as appropriate to the offer structure should include, but not limited to, the following information;

- Understanding of the current planning situation, and opportunity.
- Planning strategy, timing and proposed engagement with the Local Authority and community.
- Access strategy and how this will work with the main golf site entrance.
- Anticipated planning and promotion costs including proposed caps as appropriate.
- Scale, type, efficiency, and value of anticipated residential development.
- Commentary on the appropriate quality of the development.
- Scale / cost of supporting infrastructure.
- The form and structure of the agreement.
- Special Requirement - the Special Requirement details should be included in the offer and addressed explicitly.
- The length of term proposed, longstop date and minimum price.
- Non-refundable premium(s) offered.
- The conditional contract price or share of sales proceeds or discount to market value.
- A minimum Landowner receipt per net developable acre.
- A minimum Landowner receipt per gross developable acre.
- Any deferment or land payment profiles.
- Due Diligence required prior to entering into an agreement including timeframes.
- Confirmation that the Landowner's legal, agent and accountant fees for entering into the agreement, and ongoing monitoring, will be covered.
- Details of any other competing sites being promoted, optioned or developed by the Promoter or Developer (if any), confirmation that the Promoter or Developer will accept a restriction on promoting competing sites and the extent of such non-competition zone which could be accepted by the Promoter or Developer.

- Upon agreement of the Heads of Terms the successful Promoter or Developer will be required to provide a Solicitor's undertaking to cover the Vendor's reasonable professional costs.

SPECIAL REQUIREMENT

The existing Academy Building will need to be replaced adjacent to the Clubhouse and related works completed to the specification set out in the Data Room by the purchaser. This building will need to be operational before demolition of the old Academy Building. The cost is payable by the Purchaser and should be reflected in the offer price. Bids should clearly show the budget for providing the Academy Building and associated works as a separate amount within the offer.

LAND OWNERSHIP

The land offered is in one ownership. Land Registry number WK271488.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is offered subject to and with the benefit of all existing rights of way, wayleaves and easements, whether or not specifically referred to in the particulars.

TENURE

Freehold - vacant possession will be provided at the appropriate time.

BOUNDARIES

The Promoter or Developer will be deemed to have full knowledge of the boundaries. Neither the Vendor's nor the Agent will be responsible for defining boundaries.

VIEWINGS

Strictly by appointment only with the Vendor's agent.

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LOCAL AUTHORITY

Warwick District Council, Riverside House, Milverton Hill, Leamington Spa, CV32 5HZ.

DIRECTIONS

Travelling South from the centre of Whitnash on the Whitnash Road, turn left onto Golf Lane. After 0.4 miles turn right to enter the Club. Sat Nav: CV31 2QA.





Leamington & County Golf Club, Whitnash and Royal Leamington Spa

The Leamington & County Golf Club is a hidden gem with more than a century of golfing tradition. It is a private members' club providing a warm welcome to visitors while always considering the needs and expectations of its members. The Club boasts an indoor training academy, which is now in need of replacement, and the services of excellent PGA Professionals whose knowledge and experience greatly enhance the welcoming environment in which young and old, novice and veteran golfers can take up or develop their game, while enjoying the Club's excellent course. The picturesque course is one of the best golf courses in the area. The original course layout was redesigned by Hawtree & Son and presents an intriguing test for players of all skill levels. The historic club house at Leamington & County Golf Club is in a superb location with stunning views of the golf course from the lounge and outdoor patio. There are a wide range of facilities for members and guests alike including areas for relaxation, dining, conferences and social events.

Whitnash is a fabulously located town and has a population of over 9,000 people and boasts excellent local amenities. Whitnash has easy access to all of the facilities of Royal Leamington Spa and Warwick. Its proximity to the arterial roads of Warwickshire and the wider West Midlands motorway network makes it a superb location for commuters with easy access to local towns and cities. The closest railway station is Leamington Spa providing services to Birmingham, Royal Leamington Spa and beyond.

Local amenities include St Margaret's Church, three neighbourhood shopping areas around Coppice Road, Heathcote Road / Acre Close and Home Farm Crescent. Other facilities include a new Civic Centre and Library, which has the Town Council office, library, conference room and sports hall suitable for badminton and other recreational activities.

For education there are four primary schools in the town Whitnash Primary, St Joseph's RC Primary, St Margaret's Middle School and Briar Hill First School. There are no secondary schools located in Whitnash, but the state schools Champion School, Myton School and Trinity Catholic School name Whitnash as being within their priority areas.





SITE LOCATION

The Site Plan on page 2 shows the extent of the site, outlined in red, which covers approximately 0.47ha (1.15 acres). The site is located on the southern edge of the settlement boundary of Whitnash, which is outside of the Green Belt. The site is well connected to the rest of the town by way of the footpath starting adjacent to the site on Golf Lane and bus stops are located on Morris Drive to the north-west of the site within a 320 metre walk and Coppice Road to the west of the site within a 480 metre walk. The site is not adjacent to the town's conservation areas or any listed buildings. Immediately opposite the site is a modern development of 111 homes by Bovis Homes, and there is a proposed development of up to 54 new dwellings at H45 along Golf Lane, also opposite the site. The site immediately adjoins the urban area boundary and as there is already residential development opposite, along Golf Lane, this would form a natural extension. The site is in close proximity of H03 'East of Whitnash/South of Sydenham' which is a strategic allocation for 500 dwellings. There is the existing Golf Club site with parking area and the golf course to the west and south.

ADOPTED DEVELOPMENT PLAN

The Site is within the Warwick District Council area. The adopted Development Plan where the site is located comprises of the Warwick District Local Plan (WDLP) and the Whitnash Neighbourhood Plan (WNP).

The Warwick District Local Plan 2011 - 2029, adopted September 2017, New Housing Policy H1 directs new housing and states that housing development will be permitted in a number of circumstances and point a) states 'Within the Urban Areas', which includes Whitnash. The Development Strategy of this Plan (Policy DS4) states that 'these are the most sustainable locations, where there is an existing wide range of services and facilities including schools, shops, cultural and recreational facilities as well as jobs and transport facilities. These locations also provide the best opportunities for developing new and expanding existing infrastructure to meet the needs of new development.

The Leamington Golf Course is currently designated as Local Green Space in the Whitnash Neighbourhood Plan (Policy W7), this is for the entirety of the golf course, which amounts to 50 hectares, whereas the Site is only 0.47 hectares, so development of this site would have no significant

impact on the Local Green Space. Importantly development of the site would enable the facilities of the golf club to be enhanced for the members and local community to enjoy.

EMERGING DEVELOPMENT PLAN

Warwick District Council and Stratford upon Avon District Council are working together to prepare a new Local Plan for South Warwickshire. The Plan is expected to replace the strategic policies of the existing Warwick Local Plan and the Stratford upon Avon Core Strategy which both run to 2031. This site has been registered as part of the Call for Sites and the submission is in the Data Room.

PLANNING BACKGROUND

There is a high demand and need for houses in sustainable locations and Whitnash is identified by Warwick District Council as one of the most sustainable locations, where there is an existing wide range of services and facilities including schools, shops, cultural and recreational facilities as well as jobs and transport facilities. These locations the Council states also provide the best opportunities for developing new, and expanding existing, infrastructure to meet the needs of new development.

PLANNING POTENTIAL

In terms of planning potential, given the likely requirement for further housing requirements in Warwick District, potential overspill issues relating to Coventry and Birmingham, Whitnash represents a growth area in Warwick District. It is located outside of the Green Belt, close to Leamington Spa and the M40. This site provides easy access to a range of services and facilities and is identified as a suitable and sustainable settlement. The site is well located close to the Town's local amenities. There are no known environmental constraints to the development of the site. The mature conifer trees on site could be retained where possible through sensitive design, but we believe have limited arboricultural value.

ACCESS

The Site's primary frontage is along Golf Lane offering the opportunity for access directly from Golf Lane. Equally access would be considered by the vendor's via access rights over the entrance to the Golf Club, detailed designs for access to the development should be included within the offer.





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