



**RESIDENTIAL
DEVELOPMENT SITE
LAND SOUTH OF
ICKWELL ROAD,
UPPER CALDECOTE,
BEDFORDSHIRE**



Development Summary

Bidwells, on behalf of its client Storey Property Developments (Two) Limited (“the Vendor”), is pleased to present an excellent opportunity to acquire a consented residential development site on the western edge of Upper Caldecote, Bedfordshire.

The Vendor has secured planning permission for residential development of the site to provide 24 dwellings, nine of which would be affordable. Outline planning permission (CB/19/02382/OUT) was granted at appeal (reference: 3247976), and a reserved matters application (CB/21/04268/RM) has subsequently been approved.

The Property will be sold by Informal Tender.

Best and Final offers are to be received by Bidwells no later than 12 noon on 15th July 2022.

An excellent opportunity to acquire a development site with full planning permission for 24 new houses.



Site Description

The site extends to approximately 3.19 acres (1.293 hectares) and was previously used as a paddock. A site plan is included in this document.

The site is located to the south of Ickwell Road, Upper Caldecote, Bedfordshire and is set between existing development to the east and west. The site extends southwards where it abuts residential development that is served off Hitchin Road.

There is open countryside to the north and west of the site.

Location

The Property is located on the western edge of Upper Caldecote, a village north west of Biggleswade in Central Bedfordshire.

A location plan is included in this document.

The site is well-located for commuters being only a short drive from the A1 which provides connections to the local highways network and locations such as Biggleswade, Bedford, Cambridge and Milton Keynes.

Biggleswade Railway Station is a short drive from the site and provides regular direct services to London Kings Cross (44 minutes) and Peterborough (34 minutes).

There is a range of amenities in the village including a lower school, post office, newsagent, cricket club and football pitches.



Planning

The property falls within the jurisdiction of Central Bedfordshire Council.

An application for outline planning permission for “Residential Development of up to 24 dwellings and associated works including access and open space” was submitted in September 2019 (CB/19/02382/OUT).

Outline permission was refused but subsequently granted at appeal (reference: 3247976).

The Vendor submitted a Reserved Matters Application (CB/21/04268/RM) for appearance, landscaping, layout and scale, which was approved in December 2021.

Copies of the Planning Applications have been included within the Information Pack together with the Appeal Decision and the Reserved Matters Decision Notice.

All pre-commencement conditions have been discharged (see data room documents for confirmation) and the site is therefore capable of an immediate start on site.

S106

The following items have been secured through the S106 Agreement (all figures stated are prior to indexation):

- **Affordable Housing:**
6 Affordable Rented and/or Social Rented Units & 3 Shared Ownership Units
- **Early Years Contribution:** £24,887.52
- **Health Contribution:** £19,557.72
- **Lower School Contribution:** £82,958.40
- **Middle School Contribution:** £83,476.22
- **Offsite Play Space Contribution:** £22,000
- **Offsite Sports Pitch Contribution:** £20,188
- **Upper School Contribution:** £102,363.96

A copy of the signed S106 Agreement is included in the Information Pack.



Schedule of Accommodation				
Plot	Beds	NSA (sq.m.)	NSA (sq.ft.)	Tenure
1	4B 8P (House)	145	1560	Private
2	4B 8P (House)	145	1560	Private
3	3B 4P (House)	97	1048	Private
4	3B 4P (House)	97	1048	Private
5	3B 4P (House)	95	1018	Private
6	3B 4P (House)	94	1013	Private
7	4B 6P (House)	130	1400	Private
14	3B 4P (House)	97	1048	Private
15	4B 6P (House)	130	1400	Private
16	4B 8P (House)	145	1560	Private
17	5B 8P (House)	183	1971	Private
18	5B 8P (House)	183	1971	Private
19	4B 6P (House)	130	1400	Private
20	3B 4P (House)	95	1018	Private
21	3B 4P (House)	95	1018	Private
8	3B 4P (House)	96	1035	Affordable
9	2B 3P (Bungalow)	81	870	Affordable
10	2B 3P (Bungalow)	61	659	Affordable
11	2B 3P (Bungalow)	61	659	Affordable
12	2B 3P (House)	77	827	Affordable
13	2B 3P (House)	77	827	Affordable
22	3B 4P (House)	89	954	Affordable
23	3B 4P (House)	89	954	Affordable
24	3B 4P (House)	89	954	Affordable



Access

The Property will benefit from a new single access from Ickwell Road in the form of a T-junction.

The technical drawings setting out the junction layout are provided in the Information Pack.

Drainage and Flooding

A Flood Risk Assessment ("FRA") has been prepared by EAS which concluded that the risk from fluvial flooding is low. A copy of this report is included in the Information Pack.

The UK Government's Flood Map for Planning (<https://flood-map-for-planning.service.gov.uk/>) shows the Property to be wholly within Flood Zone 1, indicating that the Property has a less than 1 in 1000 (0.1%) annual probability of flooding.

The FRA identified that there are localised low spots that are at a medium risk of surface flooding. The FRA recommends that these areas are raised/balanced to remove the localised low spots. In combination with the proposed SUDS strategy, which uses a combination of on-site soakaways and a balancing pond, this should mitigate against the risk of flooding to properties in these locations.

Foul Water

Anglian Water is the local sewerage utilities provider.

Anglian Water has confirmed that the proposed technical solution is acceptable whereby foul water will drain into the existing sewerage networks via a new manhole constructed onto the public sewer located in Ickwell Road.

Utilities

Electrical: UK Power Networks

UKPN has provided a budget estimate for connecting to the site to the local low voltage network. The correspondence with UKPN is included in the Information Pack.

Gas: Cadent Gas Limited

British Gas has provided a budget estimate to provide gas mains, services and meters to the site. The correspondence with British Gas is included in the Information Pack

Potable Water: Anglian Water

Anglian Water has provided a budge estimate for laying water mains for the site. The correspondence with Anglian Water is provided in the Information Pack.

BT/Telecoms:

Openreach has confirmed that there will be no charge to install broadband/fibre to the development. The correspondence with Openreach is included in the Information Pack.

The budget estimates are provided as a guide only and do not constitute an offer to provide the connection nor reserve any capacity.

Topographical Survey

A copy of the topographical survey is available in the Information Pack.

Geotechnical Survey

Aviron Associates have prepared a Phase 1 & 2 Geo-Environmental Risk Assessment. This document is available in the Information Pack.

Archaeology and Heritage

The Vendor has commissioned an Archaeological Desk Based Assessment which concludes that the site is located in an area of limited archaeological potential with low potential for archaeological remains from all periods.

Archaeological trial trenching was subsequently conducted, and no archaeological finds were present. Copies of both reports are included in the Information Pack.

Ecology and Biodiversity

The Vendor has commissioned The Landscape Partnership to prepare an Ecological Impact Assessment.

In the absence of mitigation, the proposals would have a minor adverse impact on breeding bird, terrestrial mammals and bats. A number of ecological enhancements have been proposed including habitat piles, hedgehog tunnels, bat boxes, bird boxes and native planting which would lead to an overall Neutral Minor Beneficial impact if implemented. A copy of this report is included in the Information Pack.





New Homes

Bidwells has evidence of new home sales in the locality and a New Homes Report is contained in the online Information Pack. For specific queries with regards to resale values, please contact David Bentley on 01223 559 343.

Legal

The Property is registered with the Land Registry under the following Title Numbers: BD276704 & BD207059.

The Vendor has commissioned Shoosmiths to produce a briefing note on the title which is available in the Data Room.

The Vendor made a change of ownership application to the Land Registry in early 2022.

Tenure

The freehold of the Property is offered for sale with vacant possession on completion.

Wayleaves, Easements, Covenants

The site is sold subject to all wayleaves, easements, covenants and rights of way whether or not disclosed in the Report on Title.

Letters of Reliance and Warranties

All reports provided by the key consultants to the Vendor have provided letters of reliance in respect of the work prepared to support the planning applications.

Overage

The Vendor will invite proposals for overage arrangements from bidders. The overages may be based on quantum of development and/or sales values increase.

Information Pack

An Information Pack containing a comprehensive set of documents is available on request. Please contact katy.smith@bidwells.co.uk for access.

Viewings

External site viewings can be taken from the roadside. If you wish to arrange an inspection of the site please contact Simon Mills using the details provided.

Please note that the agent & landowner do not take any responsibility for any loss or injury caused whilst carrying out a site visit.

Method of Sale

The Property will be sold by Informal Tender. Best and Final offers are to be received by Bidwells no later than 12 noon on 15th July 2022.

Proposals should be sent to andrew.haynes@bidwells.co.uk and simon.mills@bidwells.co.uk.

The Vendor reserves the right not to accept the highest or any offers.

The Vendor's intention is to sell the Property unconditionally.

Offers should state assumptions, funding, conditions and Board approval process.

Exchange and Completion

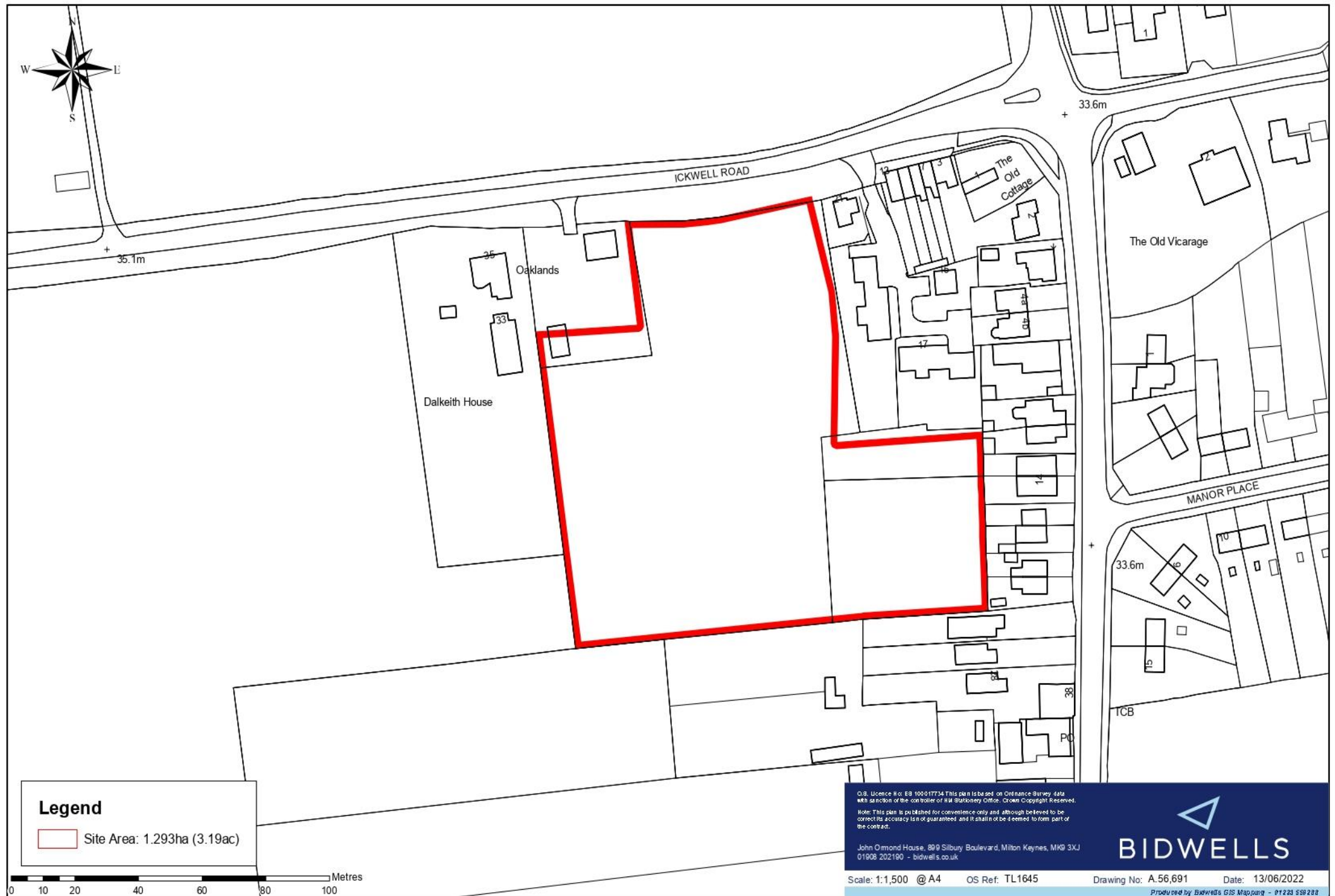
Exchange of contracts will take place 20 days after the draft contract is issued.

A 10% deposit will be payable on exchange.

Completion to take place a maximum of 20 working days after exchange.

VAT will be charged on the sale price.

Land off Ickwell Road, Upper Caldecote





Further Information

Should you have any queries
or wish to undertake an inspection,
please contact:

Andrew Haynes, Partner

07584 337331

andrew.haynes@bidwells.co.uk

Simon Mills, Surveyor

07989 678419

simon.mills@bidwells.co.uk

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