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FOR SALE – Residential Development Site

Land to the North of The Hill, Blunham, Nr Sandy, Beds

GUIDE PRICE: £2,500,000

- Exciting Low Density Residential Development Opportunity in Popular Village Position
- Site Area – 1.416 Ha (3.5 Acres) Approximately
- Resolution to Grant Planning Permission for Development of 26 Dwellings, Garaging and Access
- Bedford – 8 Miles; Sandy – 3 Miles; Cambridge – 20 Miles
- On behalf of:





Blunham

Blunham is a large village which is located just to the west of the A1 dual carriageway, approximately 3 miles from the market town of Sandy. With a population of approximately 1,000 persons, the village offers a good range of social and other facilities including The John Donne Church of England primary school and associated day nursery, two public houses, shops, Village Hall which hosts the Blunham Community Cinema and a range of other interesting events. The cricket club competes in the thriving rural Bedfordshire league.

From a housing perspective, Blunham is an exceptionally popular location, this partly due to its appealing and picturesque setting close to the River Ivel, but also due to its proximity to the mainline train line stations at Saint Neots and Sandy which offer rapid train services (typically circa 40-50 minutes) into London King's Cross. The accessibility of Sandy and Blunham could be further enhanced by the proposed East West rail link between Milton Keynes, Bedford and Cambridge. Each of the five proposed routes involves a new station in the Blunham/Tempsford/Sandy area. The programme for this project involves the identification of the preferred route and the initial design to be undertaken in 2020. This is an important infrastructure project which will further enhance the appeal of Blunham, Sandy and the surrounding area. Blunham also lies on the Oxford-Cambridge Arc which is being promoted for economic growth.

The Site

The site is located in an attractive and appealing position just to the west of number 73 The Hill, Blunham. With an area of just under 3.5 acres, the land is located partly within and adjacent to the village conservation area and benefits from views over open countryside to the north. Access into the proposed development will be taken direct from The Hill, alongside the existing farm track and footpath to the east.

The extent of land to be sold is as shown edged red on the "Disposal Plan". The boundary on this plan is slightly different to that shown in the Indicative Site Layout Plan. The eastern boundary will be positioned so that a route/access track with a width of 4.5m is retained along the full length of the farm access track which runs along the eastern side of the site. Accordingly, the purchaser will, when producing its detailed/reserved matters plan need to ensure that the correct boundary line is adopted (i.e. in accordance with the Disposal Plan, not the Indicative Layout Plan).

Planning

A resolution to grant planning permission was made on the 15th July 2019 under LPA Ref: CB/18/04789/OUT for the development of a maximum of twenty six residential dwellings, together with the provision of garaging and new access. The formal grant of planning permission is subject to the completion of a Section 106 Agreement which has been finalised and is due to be completed imminently.

S106 Agreement and Community Infrastructure Levy (CIL)

The S106 Agreement obligates the purchaser in respect of the following:

Education

Harpers Early Years School - £26,961
John Donne Primary School - expansion - £125,820.24
Sandy Secondary School - £165,377.72

Leisure and Recreational Open Space

Children's Play - £22,000
Enhancement of outdoor sports facilities - £9,198

Contributions towards capital improvements

Blunham Village Hall - £47,658

Central Bedfordshire Council has not yet introduced the Community Infrastructure Levy (CIL), and therefore no sum is payable by the purchaser of the site in this respect.

The Section 106 Agreement also specifies that. 35% of the total number of houses will be affordable i.e. nine units. Six of these will be affordable rent and could potentially include starter homes.

Planning Permission

A copy of the planning decision notice will be included in the Information Pack once issued.

Ecological Matters

An ecological mitigation strategy is required, and the recommendations of a report are to be carried out. There is generally a window of opportunity for such works to be undertaken. However, in this case, it is noted that there is an absence of Great Crested Newts which should obviate any delays in commencing the development for ecological reasons.

Proposed Scheme of Development

An indicative site layout plan was submitted with the planning application. This was prepared by Key Land Estates and shows how the site can readily be developed with twenty six dwellings with associated garages, landscaping and access arrangements.

The following schedule sets out the accommodation which it is anticipated is likely to be developed within the scheme of development:

No. of Dwellings	Type	Total sq m	Total sq ft
7	4 Bedroom Detached	1,015	10,925
5	3 Bedroom Detached	525	5,651
4	3 Bed Semi-Detached	400	4,305
4	2 Bed Semi-Detached	300	3,228
3	3 Bedroom Terraced	225	2,420
3	2 Bed Bungalow	222	2,400
	TOTAL	2,687	28,929

Whilst the planning permission prescribes a maximum of 26 units, it is considered that this might be challenged. The indicative scheme almost certainly does not maximise the financial potential of the site and the successful purchaser may consider it appropriate to investigate the potential for planning permission to be obtained for additional floor space and dwellings.

Access & Reserved Rights

Access into the development will be taken directly from The Hill.

The purchaser will be required to procure the adoption of the access and estate roads by the local authority.

The vendor will reserve rights of access and to lay services to benefit adjoining land over the routes hatched brown on the Indicative Site Layout Plan. The vendor will reserve an access corridor to the site boundaries to serve adjoining land at points X and Y on the Indicative Site Layout Plan. The vendor will reserve the right to take access and lay services over the verge hatched orange.



The vendor will reserve the right for the benefit of adjoining land to connect into any foul or surface water sewer located within the site.

The hatched routes are based on the indicative development layout and variations to the layout which still achieves the intended access to adjoining land will also be considered by the vendor.

Roadways within the access corridors hatched brown must be a minimum width of 5.5m with a two-metre footpath either side. Where the vendor will extend the roadway to the site boundary within the brown/orange land, the same specification must be capable of being accommodated.

Services will be constructed to the site boundaries at points X and Y on the Indicative Site Layout Plan.

The purchaser will ensure the services conduits are adequate to provide for the future development of the immediately adjoining fields.

The vendor will retain a 0.5m landscape margin along the west, north and north-east boundary.

The vendor will reserve the right to use and keep clear land within the site for the purpose of providing a visibility splay for an access onto The Hill along the frontage shown with a blue line on the Indicative Layout Plan.

Approval of Plans

The purchaser will, in the context of the matters set out above, produce detailed site layout plans which will be utilised in the reserved matters application. The plans shall be submitted to the seller for approval within six months of the completion of the sale. The seller's approval shall not be unreasonably withheld though the plans will need to accommodate the seller's requirements as regards access and reserved rights set out above. Following approval of the plans, the buyer will be required to secure reserved matters permission as quickly as is possible to the site and road layout. Thereafter the purchasers will agree to construct the road to base course within six months of the grant of reserved matters approval. The road shall be finished with the wearing course within a timescale to be agreed.

Services

It is understood that all mains services are available to the site. Copies of the utility infrastructure plans from the statutory providers are included in the Information Pack. Technical details relating to possible drainage solutions are also included in the Information Pack. Prospective purchasers will however be expected to satisfy themselves as to the availability and adequacy of the supplies by making their own enquiries to the relevant service company/authority.

Surface Water Drainage

It is understood that surface water will be discharged from the site into a surface water sewer on The Hill. There is potential for an alternative route north to a watercourse, subject to agreement with 3rd party landowners.

Tenancy

The land has been tenanted and cropped up to harvest 2020. The land is now vacant and vacant possession will be granted on completion.

Basis of Sale

Offers are invited on an unconditional basis and not subject to reserved matters. Offers to be received by **12 noon Friday 13th November 2020.**

The Tender Form is available in the Data Room.

Guide Price: £2,500,000.

Overage

The vendors will seek to incorporate an overage arrangement in the sale linked to re-sale prices and dwelling number/floor area increases. Overage will be applied on the affordable housing in the event the tenure mix is altered or the percentage of affordable housing reduced.

Legal Costs

Each party will be responsible for their own costs.

VAT

VAT will be applicable to the sale price.

Information Pack

An Information Pack containing planning, technical, survey, utility searches and associated information has been compiled and is available to be downloaded. Please contact Oliver Brittain (oliver.brittain@brown-co.com or phone 01480 479081), who will provide a password to the 'data room'.

Viewing & Further Information

Viewing is by visit to the open site with a set of these details to hand. Interested parties should take care not to disturb any crops which may be under cultivation in the field.

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INDICATIVE SITE LAYOUT PLAN





DISPOSAL PLAN



