

Church Stretton, Shropshire

Land at at Springbank Farm, Shrewsbury Road, Church Stretton, SY6 6HB

H
BENNETT
HOMES

Proposed care development parcel as part of wider strategic residential development scheme for 64 dwellings.



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We are retained by Bennett Homes to seek 'Expressions of Interest' for a development partner or end user for a proposed care / extra-care plot, forming part of a wider proposed residential development scheme. A detailed planning application has not yet been progressed and the eventual scheme will be submitted with the selected care operator / developer as part of the wider residential scheme. Terms are invited conditional on planning for the land purchase and may be detailed in due course with a selected party.

LOCATION

Church Stretton is a market town and civil parish in Shropshire, England, 13 miles south of Shrewsbury and 15 miles north of Ludlow. The population of the town is estimated to be 4,595 (2021). The location benefits from good levels of amenity together with good transport links to include a railway station. The town centre is located approximately 0.37 miles south of the site.

PROFILE & DEMOGRAPHIC

The parish of Church Stretton is estimated to have a population of 4,595 people (2021). The 2021 census confirms that Church Stretton population age is heavily skewed towards older residents. Over half (53%) of the population is over 60 years, compared to 24% in England as a whole. The over 85s comprise 8.3% of the total population (382 people), compared to Shropshire averaging 3.3% and England averaging just 2.4%.

DESCRIPTION

The property currently comprises a parcel of agricultural land located on the edge of the settlement of Church Stretton. The site extends to approximately 1.27 ha (3.1 acres), is broadly rectangular in shape and is relatively level. The site is bound to the north by agricultural land, to the east the railway line, to the south wider agricultural land forming part of the scheme proposal and to the west a residential / leisure holding called Meadow View.

The parcel is accessed via a track owned as part of the wider parcel of agricultural land which joins the main Shrewsbury Road B5477. To the south of the track is Church Stretton School, Pre-School and Leisure Centre. There is also a large primary school adjoining. To the south of the wider proposed development scheme is Ley Gardens, a scheme of affordable housing which is hoped to provide additional connectivity to the subject parcels.

- Scope for Care Development Scheme
- Part of wider residential development scheme
- Picturesque semi-rural location

PLANNING

The site is located within the jurisdiction of Shropshire Council and is allocated for Employment Use as part of the emerging local plan (Draft Shropshire Local Plan 2016-2038) under saved policy SA5 – ref ERL078. The proposal is for B1 commercial use. The proposal site is in the Shropshire Hills Area of Outstanding Natural Beauty and is outside of the flood zones which partially affect the wider site. The residential development proposal adjacent does not currently benefit from planning permission. A residential/care planning application is being prepared. A pre-application was progressed with the LPA in October 2022 which concluded that a care scheme would be supported subject to necessary criteria being satisfied. Please see the information pack for further technical information.

PROPOSED SCHEME

The wider scheme masterplan provides for a comprehensive residential development comprising 64 no. residential dwellings to the east of the secondary school site, landscaping, public open space, a multi use games area and improved access and parking arrangements for the schools. The care parcel would be accessible via the wider residential scheme. We note that because of landscaping impact the care scheme may be limited to 2 storey construction.

The land offered may be suitable for an elderly care facility, specialist care or extra-care housing within uses C2/C3.

CARE NEED ASSESSMENT

The developer has instructed Carterwood to prepare a Headline Planning Need Statement which is dated November 2022. Please see the information pack for a copy.

The report concludes that based on 2025, the earliest the proposed care home could be available, there are undersupplies of 91 and 51 minimum market standard care home beds, in the local authority and market catchment, respectively. The minimum market standard care beds undersupplies are projected to rise to shortfalls of 162 and 954 such beds by 2035. There is a net need for 64 minimum market standard dementia beds in the market catchment, and a significant undersupply of 415 minimum market standard dedicated dementia beds within the local authority area, based on 2025.

The proposed care home would assist in meeting the existing and increasing shortfalls of care beds in the Shropshire Council local authority area and market catchment.

S.106 & CIL

S.106 and CIL liability is currently unknown and price discussions will be ongoing in this regard.

SERVICES

Bennett Homes will provide services to the site and provide highway access, following implementation of the wider scheme if successful in achieving a consent. Timescales to be agreed.

VAT

VAT may be chargeable on the purchase price.

EXPRESSIONS OF INTEREST

Expressions of Interest are invited and parties may refer to the 'Expressions of Interest Form in the Data Room to guide their response. In summary we seek to understand how you envisage a collaborative approach concluding in your purchase of the serviced care parcel, or a 'turn-key' care scheme, to include:

- Form of contract/agreement
- Extent of planning collaboration
- Scheme Proposal and Use
- Timescales required/assumed
- Indicative Purchase Price

All 'expressions of interest' and any offer terms are invited by **Noon on Thursday 2nd November 2023**. Interest for a 'Turnkey' development scheme will also be considered.

LEGAL INFORMATION

The will be offered Freehold with Vacant Possession. Legal costs and contractual terms are to be agreed in due course.

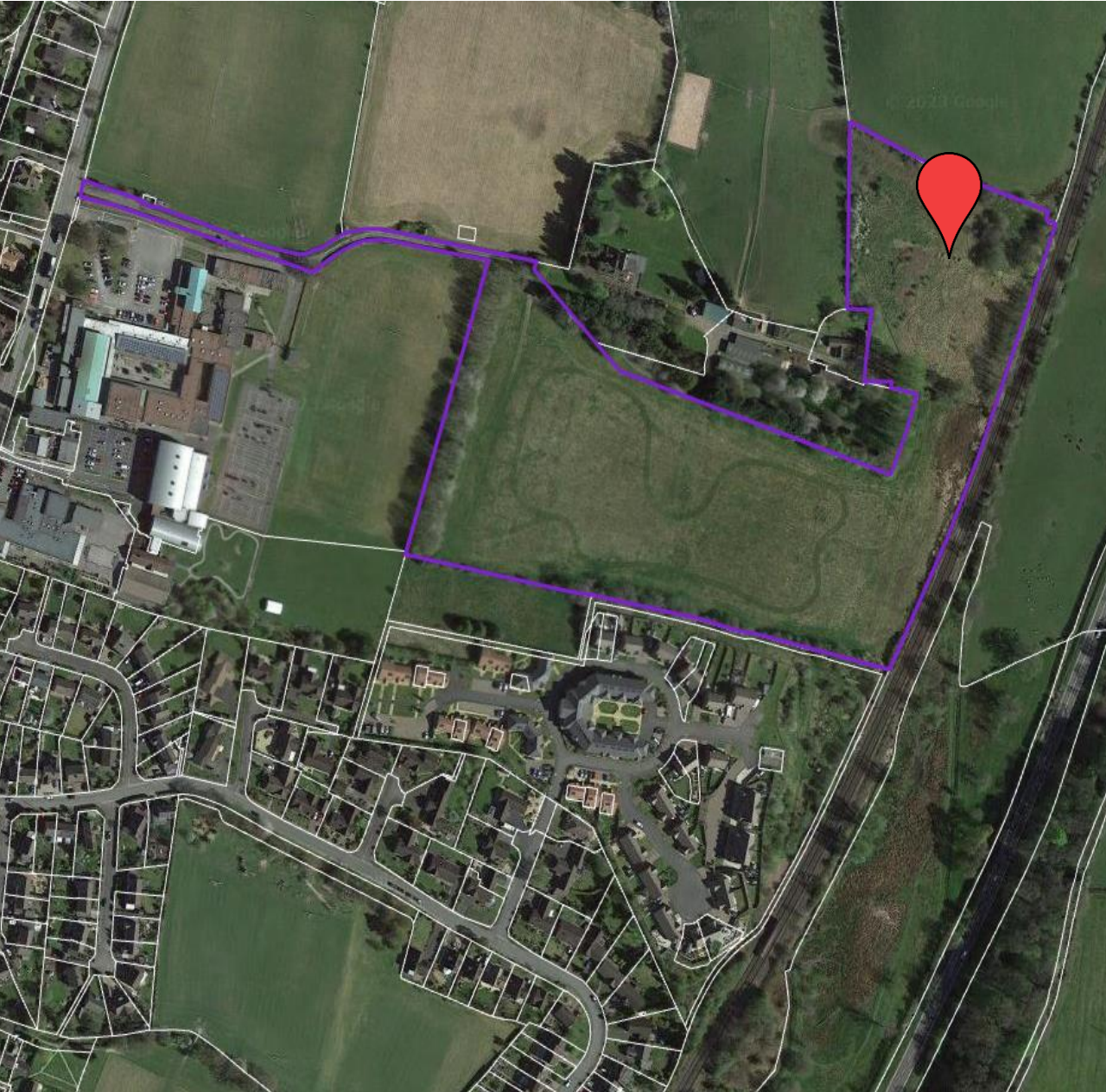
VIEWING & FURTHER INFORMATION

Viewings are not provided at this time. Interested parties may walk the access track leading to the land. A 'Data Room' has been prepared that provides detailed planning and technical information. For access please email:

lauren.gaunt@brutonknowles.co.uk

Subject to Contract September 2023





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