

Major Serviced Residential Development Opportunity: **Quarrington, Sleaford, NG34 8UR**

**Outline Planning Permission For 1,450 Houses
Plus Ancillary Community Uses**



- Accessible location, within 1km (circa 0.6 miles) for Sleaford Town Centre
- Fully Serviced Site
- Parcel sales available from 50 units plus
- Coop Local Centre committed and due to open in August 2019

Introduction

This SUE creates a new community south of Quarrington and has planning consent for the following:

- **1,450 dwellings**
- **Local centre incorporating 5 retail units with offices, healthcare, nursery, community centre and public house**
- **Care home scheme**
- **Two form primary school**
- **Open space**
- **Sports pitches**
- **Allotments**

Our Client has the vision and expertise to deliver the infrastructure and supporting facilities on this Site to facilitate this development.

Sleaford Property Developments Limited has already entered into a joint venture with T. Balfe Construction Limited to develop the first phase of dwellings comprising up to 45 units creating an impressive gateway into the Site of executive and core market housing.

The Landowner is well progressed with an established housebuilder looking to deliver 420 units to the south of the scheme.

Additional serviced parcels are available providing for 50 plots plus.

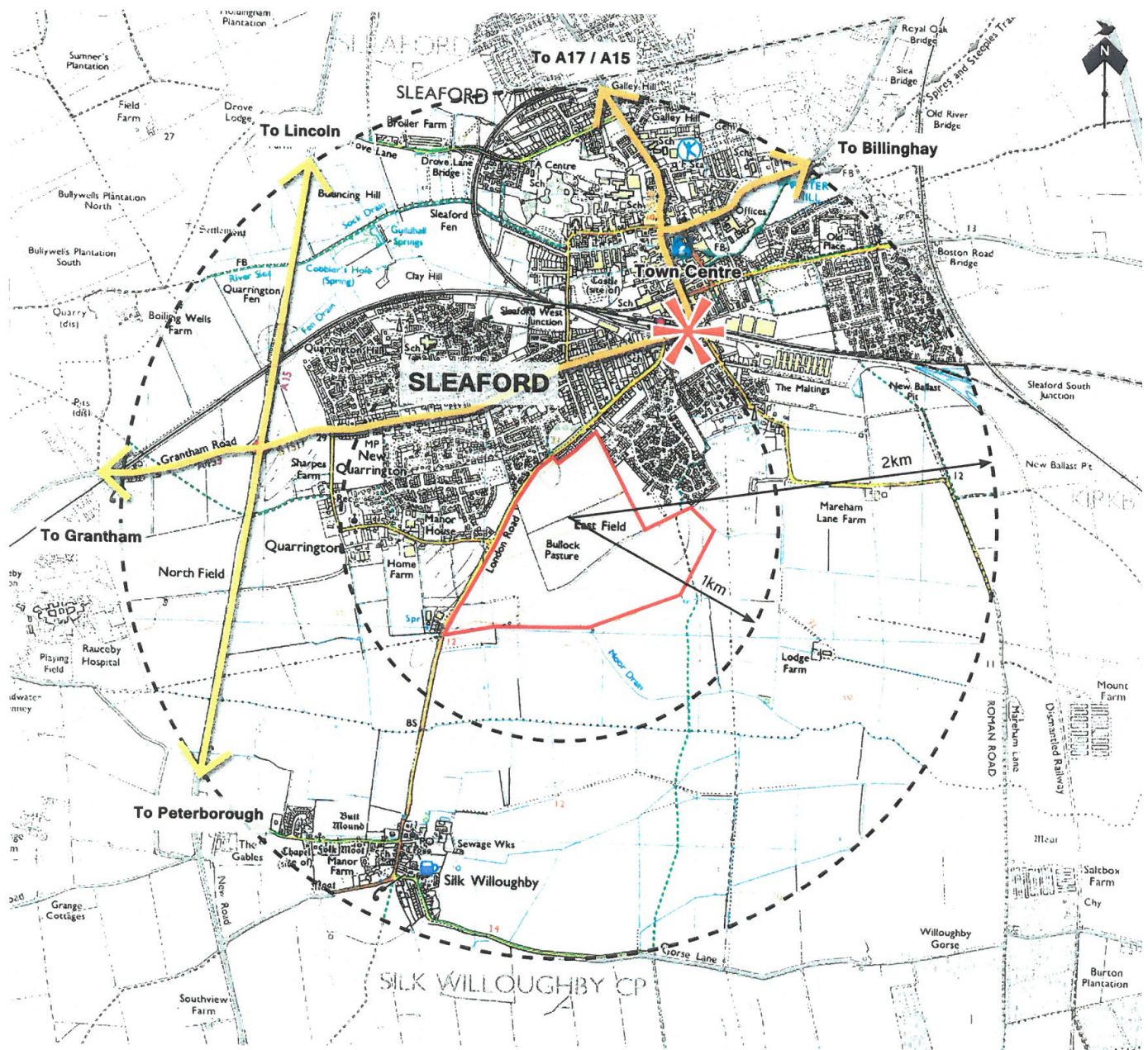
CGI of the proposed street scene for Key Phase 1 below:



Actual images of the first phase of development:



Location Plan detailing the Site's proximity to Sleaford Town Centre and main arterial routes:



Location

Sleaford Property Developments Limited owns 60 hectares (148 acres) which constitutes the Handley Chase development site with outline planning permission for a residential led development.

The Site is located to the south of Quarrington, a Lincolnshire village lying around one mile south west of Sleaford Town Centre.

The historic market town of Sleaford contains several amenities commensurate with its size and lies around 18 miles south of Lincoln City Centre. At the southern end of the town's centre is the train station which is serviced by East Midlands trains and provides direct connections to the surrounding conurbations of Grantham, Nottingham, Lincoln and Peterborough. The town is also well served by the existing

road network being situated at the Junction between the A15 and A17 which connects to the nearby large urban entities of Lincoln (18 miles), Boston (17 miles), Peterborough (33 miles), Grantham (14 miles) and Newark-on-Trent (19 miles).

Lincolnshire contains several operational RAF airfields which are large employers in the County and in proximity to the subject Site is RAF Digby and RAF Cranwell, which is due to expand and become the centre of aviation medicine for research and training by 2020. Other major employers in the region include Siemens, Interflora and LCS Retail Group.

Description

The total Site is roughly triangular in shape and is situated to the south of London Road and Stump Cross Hill, and immediately south of Sleaford Town Centre. It forms a natural extension to the existing settlement and will form the new southern edge of Quarrington.

The Site is principally bound by residential dwellings and open flat agricultural land, with limited hedgerow and tree cover.

Aerial image of the Site below:



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Planning

The Draft Core Strategy for Central Lincolnshire has been jointly produced by North Kesteven District Council, the City of Lincoln Council and West Lindsey District Council and in partnership with Lincolnshire County Council. The draft document highlights Sleaford as a 'Primary Attractor' settlement, i.e. the focus for substantial local employment and can accommodate around ten percent of housing growth in Central Lincolnshire.

The Site forms part of a proposed strategic allocation of mixed use development to include 1,600 residential dwellings as well as appropriate employment opportunities, a neighbourhood centre, education and community facilities and infrastructure under Policy S7 of the Partial Core Strategy: Area Policies for Lincoln, Gainsborough and Sleaford.

Planning Permission

The Site received outline planning permission for residential development, new site access, open space and landscaping on 17 July 2015 (**Planning Reference: 17/1355/VARCON**) (enclosed in this Information Memorandum).

Affordable Housing

The Section 106 Agreement details the affordable housing provision should be apportioned as no less than the following percentages in Phases 2-4 of development, subject to the review mechanism:

- | | |
|-----------|-------------------------------------|
| • Phase 1 | 60 of a total 600 dwellings (10%) |
| • Phase 2 | 50 of a total 400 dwellings (12.5%) |
| • Phase 3 | 45 of a total 300 dwellings (15%) |
| • Phase 4 | 26 of a total 150 dwellings (17.5%) |

Section 106 Agreement

A synopsis of the S106 costs are detailed below:

Description	Financial Contribution
Healthcare Contribution	£430,000
Public Realm Improvements	£10,000
Primary School	£3,480,000
Secondary School	£100,000
Transport Contribution and related issues	£1,650,000
Public Open Space	£1,435,000
Public Open Space Maintenance	£330,000
TOTAL	£7,435,000

The Opportunity

Phase 1 will comprise up to 45 executive, core houses and bungalows, creating an impressive gateway entrance to the development.

Coop have secured the Local Centre on the development site and will be opening in August 2019. See CGI below.

The Indicative Sales Phasing Plan identified on page 6 highlights the next phases available to developers:

- **Key Phase 4 approximately 2.7ha (6.7 acres) providing circa 100 units**
- **Key Phase 5 approximately 3.9ha (9.6 acres) providing circa 140 units**
- **Key Phase 6 approximately 19.4ha (48 acres) providing circa 700 units**

However the phasing and unit numbers can be varied to suit interested parties and enable delivery of this scheme.

Delivery

Sleaford Property Developments Limited are advanced in the delivery of the key infrastructure for Parcel 1. They will enter into a development agreement to deliver the services and infrastructure for the next parcel of development.

Technical Information

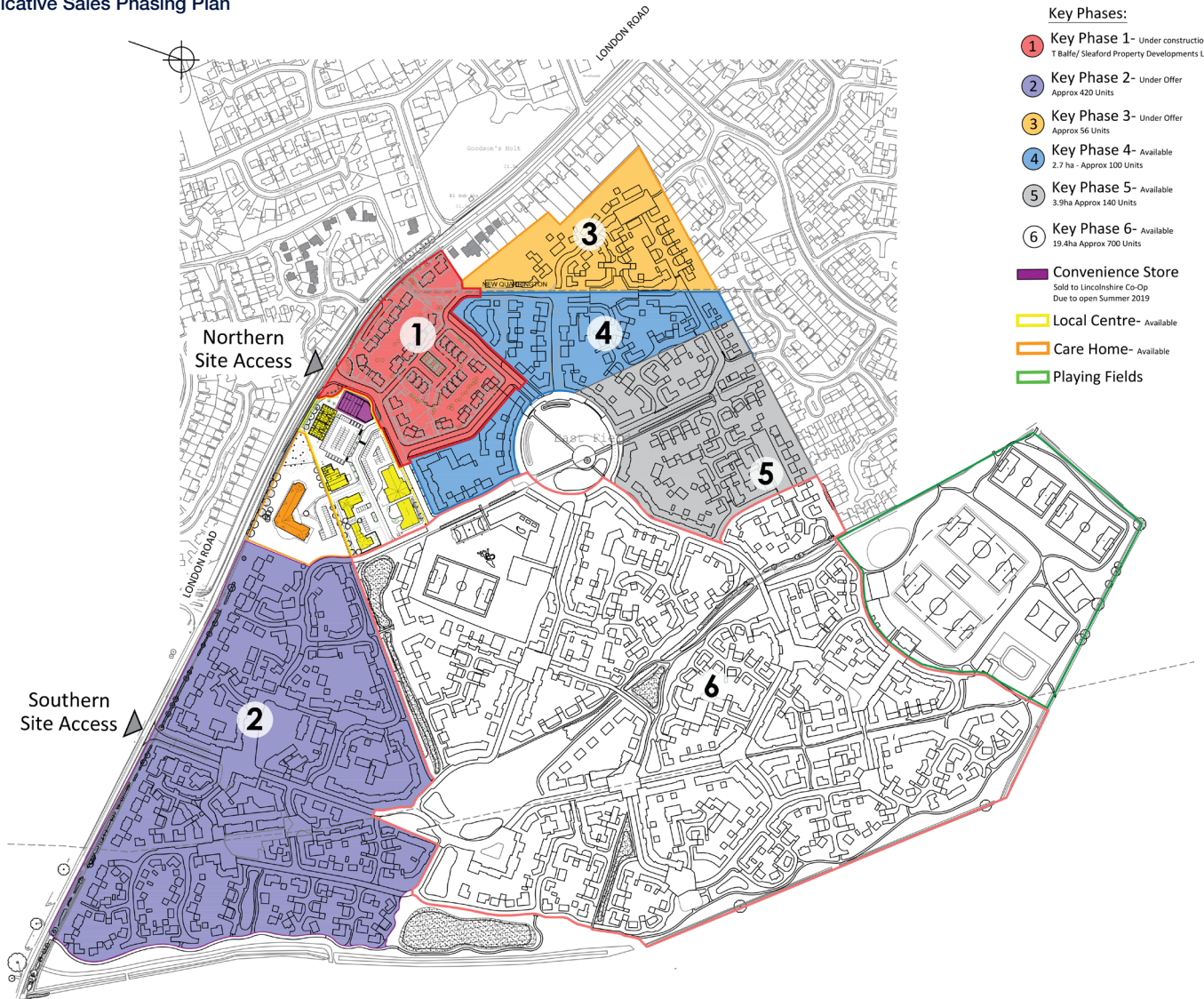
Full technical information is held on Savills datasite, access can be provided upon request.

CGI of The Coop Local Centre:

HANDLEY CHASE LOCAL CENTRE
For Sleaford Property Developments Ltd.



Indicative Sales Phasing Plan



Viewings

Access onto the Site is available strictly if agreed in advance with Savills. We recommend all interested parties view the Site in order to appreciate the setting and scale of this opportunity, ideally with Savills.

Please note that Savills and their Clients do not take any responsibility for any loss or injury caused whilst carrying out a site visit.

Next Steps

We look to hearing whether this opportunity is of interest to you and discussing it in further detail.

Please contact the Agents:

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