

RESIDENTIAL DEVELOPMENT SITE

FOR SALE

LAND EAST OF STATION ROAD, NEWPORT, SHROPSHIRE TF10 7FY



BERRYS

**MATHER
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An opportunity to acquire 18.28 acres (7.4 ha) or thereabouts comprising a residential development opportunity, benefitting from an Extant Planning Permission situated on the southern fringe of Newport, Shropshire.

INTRODUCTION

Mather Jamie and Berrys are instructed as joint agents by the landowners Davidsons Developments Limited and Marsh to market a residential development opportunity situated on the southern fringe of Newport, which has a positive pre-app response for residential development. The site extends to circa 18.28 acres (7.4 ha) in total.

The site is part of a wider site that benefits from Outline Planning Permission (Ref. TWC/2011/0817) for up to 350 No. new build dwellings, extra care housing and 11.12 acres (4.5 ha) of employment. The land to the west of Station Road that was included within the red-line boundary of the Outline Planning Approval has been sold off separately.

Berrys and Mather Jamie are appointed to market the site for sale as a whole by informal tender. The deadline for submission of tenders is **12 noon on Thursday 17 February 2022**. All offers must be submitted in accordance with the tender pro-forma, a copy of which is available in the data room (see below).

DATA ROOM

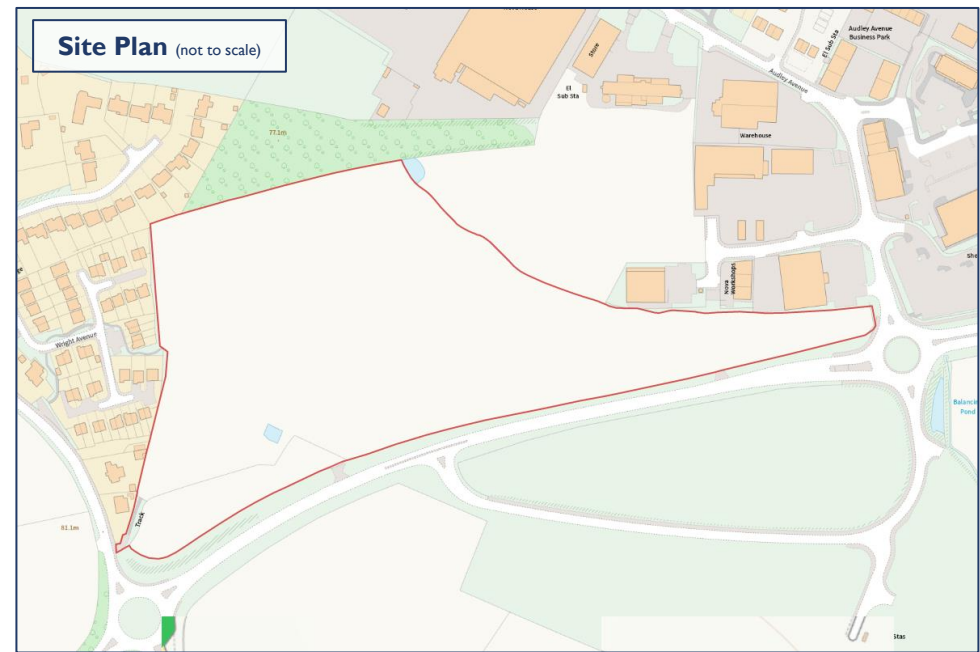
A comprehensive online information pack can be found on the dedicated website:-

[Land off Station Road, Newport](#)

Please be aware that the data room requires users to log in and await authorisation, which will be provided as soon as possible following initial registration. **Please click 'No Account? Register here' and create an account to gain access.**

LOCATION

The site is situated off Station Road on the southern fringe of the university town of Newport, located near to the Staffordshire border. Newport is located 6 miles to the north of Telford and 13 miles to the west of Stafford. The town benefits from convenient travel connections to Telford, Shrewsbury, Stafford and Wolverhampton, with many residents commuting for employment.



Newport benefits from a full range of facilities, including (but not limited to) pubs, leisure centre, library, doctors' surgery, schools and Harper Adams University. The site is located immediately adjacent to Audley Avenue Enterprise Park to the north-east, which benefits from retailers ranging from M&S, Aldi, McDonald's and Screwfix.

DESCRIPTION

The site comprises undeveloped arable land lying to the north of the A518 Newport Bypass and east of existing residential properties. To the west of the site lies the village of Church Aston, which has over time coalesced with Newport itself. Audley Avenue Enterprise Park is located to the east of the site and Burton Borough School is located to the north.

The land to the west of the site, which forms part of the wider Outline Planning Permission (Ref. TWC/2011/0871), has been sold separately and is being brought forward for residential development.

The land immediately adjacent to the south of the A518 has planning consent for 25 acres of employment land under B1, B2 or B8 uses (application Ref. TWC/2019/0723). Known as Ni.Park, this will be particularly suited for agri-tech businesses, as the innovation park is being delivered in association with Harper Adams University.

PLANNING PERMISSION

The site benefits from Outline Planning Consent granted on 2nd March 2021 under Ref. TWC/2011/0871. The approval allows for the erection of up to 350 new build dwellings, extra care housing, 4.5 ha of employment land, public open space and landscaping provision including sports pitch and landscaped park, demolition of existing industrial buildings, highway works and associated infrastructure development.

A full suite of documents that were submitted as part of the planning application, along with approved drawings, are available to download from the data room.

The subject site and the land to the west has Extant Planning Permission for a residential and employment scheme. This has been followed by a pre-app for a 100% residential scheme on the land to the east of Station Road (the Site).

PRE-APPLICATION

The site forms part of the land approved for mixed-use development under application TWC/2011/0871. Part of the wider site has now been sold and is being brought forward for residential development.

A pre-app was submitted on 13 July 2021 (reference PE/2021/0530) in respect of the 18.28 acres (7.4 ha) to seek the Council’s formal views on the principle of development of the whole site solely for residential use. The response from the Council dated 14 September 2021 provided an overall positive response to the principle of 100% residential development on the site.

The key details of the pre-app response are as follows:

Drainage

- The main considerations raised were the site has a principle aquifer, resulting in infiltration being unlikely to work.
- Rodgers Leask have been commissioned to produce a geo-environmental report and drainage strategy, which mitigate the drainage issues raised by the Council.

Highways

- Any scheme should reflect land and highway commitments in the S106 for the previous wider application (Ref. TWC/2011/0871).
- The Local Highways Authority would like the proposed roundabout on the A518 included at the Newport Innovation Park junction to replace the existing LILO junction.
- In principle there was no objection from Highways to a solely residential scheme.

A full suite of documents relating to the pre-app, along with the Council’s formal response, are available to download via the data room.

A detailed scheme has been produced by Node following the pre-app response to accommodate approximately 201 units. The proposed scheme is to deliver 184,584 sq. ft. of accommodation including 18 apartments and 183 dwellings. The scheme has a net developable area of 13.16 acres, delivering 37.7 dwellings per net hectare.

PROFESSIONAL REPORTS

The Vendors have commissioned a number of reports in support of the pre-app. Copies of all reports are available to view within the data room; in summary, these include (but are not limited to):

- Rodgers Leask – Drainage Strategy
- Rodgers Leask – Transport Assessment
- Rodgers Leask – Access Junction Analysis
- Rodgers Leask – Geo-Environmental Report
- Greenhatch – Topographical Survey
- Node – Masterplan

UTILITIES

Utilities searches have been carried out and a copy of all searches are available via the data room. The utilities report identifies the existing infrastructure that lies within the vicinity of the site. The utilities report also provides a number of budget estimates for the new supply works and potential connection costs.

BOUNDARIES

Plans are for reference only. The Agents will make reasonable endeavours to specify ownership of boundaries, hedges, fences and ditches, but will not be bound to determine these. The Purchaser will have to satisfy themselves as to the boundary ownerships.

ACCESS

The principal access to the site is directly off the A518 bypass via a field gate. It is proposed that the access for the development will be taken off the A518.

AUTHORITIES

Water:	www.stwater.co.uk
Gas:	www.cadentgas.com
Electricity:	www.westernpower.co.uk
Local:	www.telford.gov.uk
Highways:	www.shropshire.gov.uk

TENURE

The site is offered for sale freehold with vacant possession to be made available upon completion.

VALUE ADDED TAX

The site is to be elected to tax and VAT will therefore be chargeable on the purchase price. The Vendors reserve the right to not elect to charge VAT at any time.

VENDORS’ RESERVATIONS

- Where appropriate, the Vendors will retain ransom strips around the perimeter of the site to protect their interests in the event that further adjoining development is forthcoming.
- Bidders are encouraged to indicate their tolerance to Overage that would return further value to the Vendors in the event of a future increase in the quantum of housing exceeding the 201 units stated in the pre-app.

LAND REGISTRY

The site is registered freehold title absolute under Land Registry titles SL217218 and SL191362. Copies of the title plans and title registers are available within the data room.



Planning Application Ref:
TWC/2019/0723

MAT0666 - Option C Development Schedule

Apartment	No. units	No. Bedrooms	No. Storeys
	18	2	-
Total	18		
Housing	No. units	No. Bedrooms	No. Storeys
	45	2	2

VIEWINGS

Viewings of the site **must** be arranged with Mather Jamie or Berrys in advance. The gate is locked; however, access is available upon request. Neither the Vendors nor the Agents are responsible for the safety of those viewing the site, and any persons taking access do so entirely at their own risk.

METHOD OF SALE

The site is offered for sale as a whole by Informal Tender. Parties wishing to submit a bid must do so in accordance with the tender pro-forma that is available to download in Word format from the data room listed above.

Interested parties are invited to submit offers in respect of the site either on a conditional and/or unconditional basis; however, the **Vendors' preference is to sell on an unconditional basis.**

Offers are invited from interested parties by **12 noon on Thursday 17 February 2022.**

Joint Agents

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