

On the instructions of Homes England

Exceptional Residential Led Development Opportunity



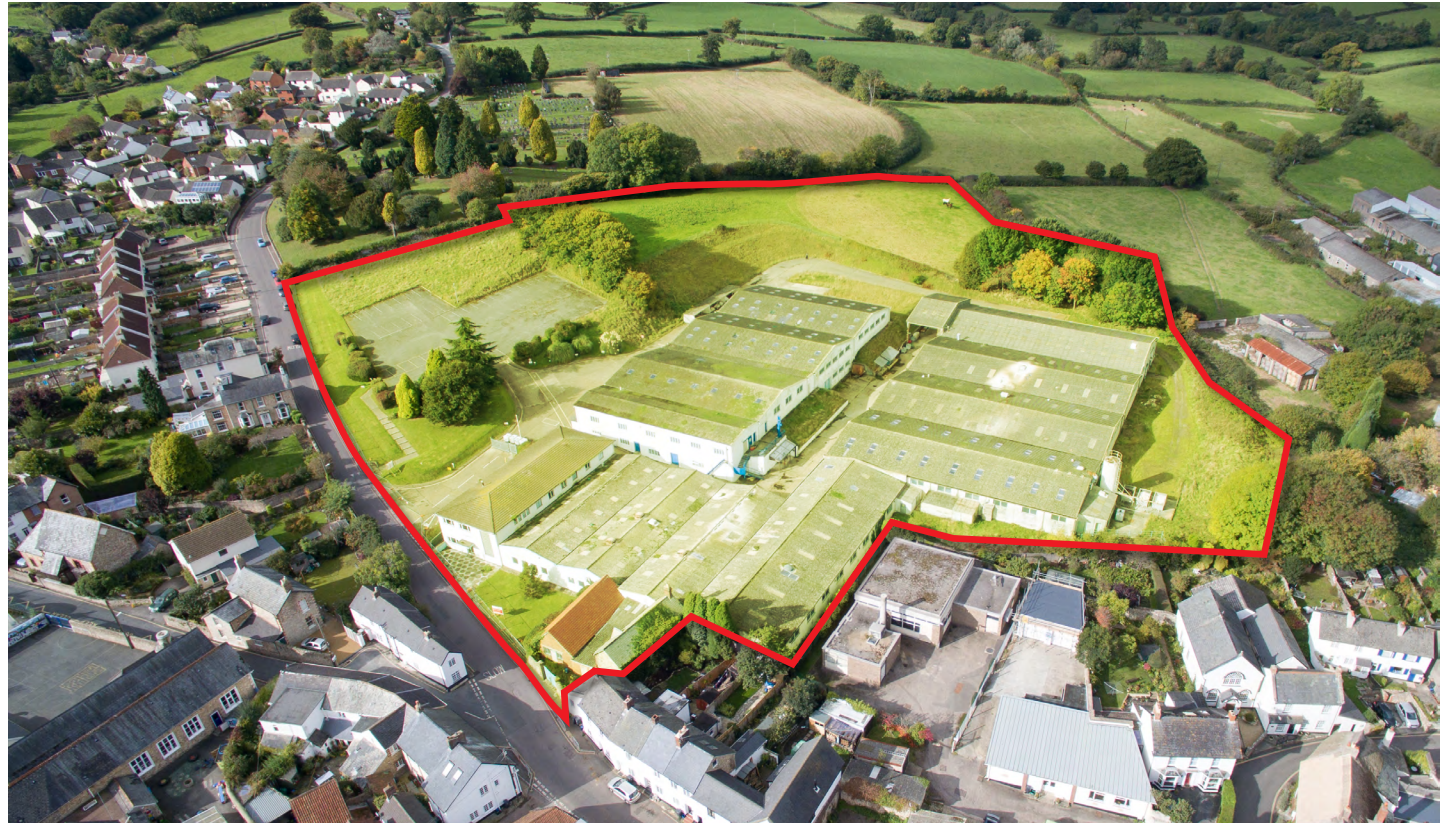
Sidmouth Road | Colyton | Devon | EX24 6JP



Opportunity

Highlights

- Site area of 3 hectares (7.45 acres)
- Resolution to grant outline planning permission for up to 72 high-quality homes, 6 business units and open space
- Situated in the desirable town of Colyton, East Devon
- Site to be cleared by Homes England prior to Disposal
- Freehold Sale - Offers invited subject to grant of Reserved Matters



This exceptional site, located at Sidmouth Road in the desirable market town of Colyton, is owned by Homes England who have obtained a resolution to grant Outline Planning Permission

for a residential led mixed-use scheme. Offers for the site are invited subject to grant of a Reserved Matters application.

Location and Situation

Colyton is a historic market town located in the sought after county of East Devon. The town is situated in close proximity to the Jurassic Coast, 10 miles east of Sidmouth, 7 miles west of Lyme Regis and 3 miles north of Seaton. Axminster and Honiton railway stations are approximately 20 minutes from the site, providing easy access to Exeter, Plymouth and London.

The resurgent seaside town of Seaton forms part of the World Heritage Site known as the Jurassic Coast. Axminster, a busy market town with a wide variety of amenities including leisure facilities and Hugh Fearnley-Whittingstall's River Cottage restaurant is positioned around 5 miles to the north east of Colyton, whilst Lyme Regis, with its sandy beach and famous centuries-old Cobb and harbour is about 7 miles to the east. The cathedral city of Exeter lies 24 miles to the west and offers an extensive range of commercial, educational, and recreational facilities.

The property is centrally located in close walking distance to numerous services and facilities including shops, restaurants and the local bus stop. The Colyton Primary School is within 50m of the site and the town centre is but 300m away. Colyton Grammar School, a renowned Ofsted 'Outstanding' school is located approximately 1 mile away. The school was ranked as the best performing co-education secondary school in England by the Department of Education in 2018. In 2019, 66% of A-level students at the school received A and A* grades.



The Property

The property comprises the former CeramTec factory premises which were purpose built from the 1950's onwards for the processing of china clay and the production and distribution of ceramic components for electrical equipment. The Gross Internal Area of the existing buildings on site which are due to be demolished by Homes England's contractor measure 7,791.66 sq m (83,871 sq ft). The property has extensive road frontage to Sidmouth Road, which intersects with the A358 Sidmouth/Lyme Regis road.

The total site measures circa 3.06 hectares (7.45 acres), split 2.13 hectares brownfield and 0.93 hectares greenfield. Much of the brownfield land is set across two level platforms that have been cut into the sloping ground. The upper part of the site along the western boundary is prominent in the local landscape and is proposed to be retained for public open space. The open space and proposed housing will benefit from spectacular views across, and close proximity to, the East Devon AONB, the Colyton Conservation Area and Exe Valley.

The site is located on the edge of Colyton Conservation Area and is enclosed by existing buildings in King Street and Sidmouth Road to the east, with Sidmouth Road and the cemetery to the south and west.

There are a number of listed buildings within the Conservation Area, but only the Methodist Chapel on King Street adjoins the north-eastern part of the site. Existing dwellings on Sidmouth Road are identified as having important historic frontages with good period details.

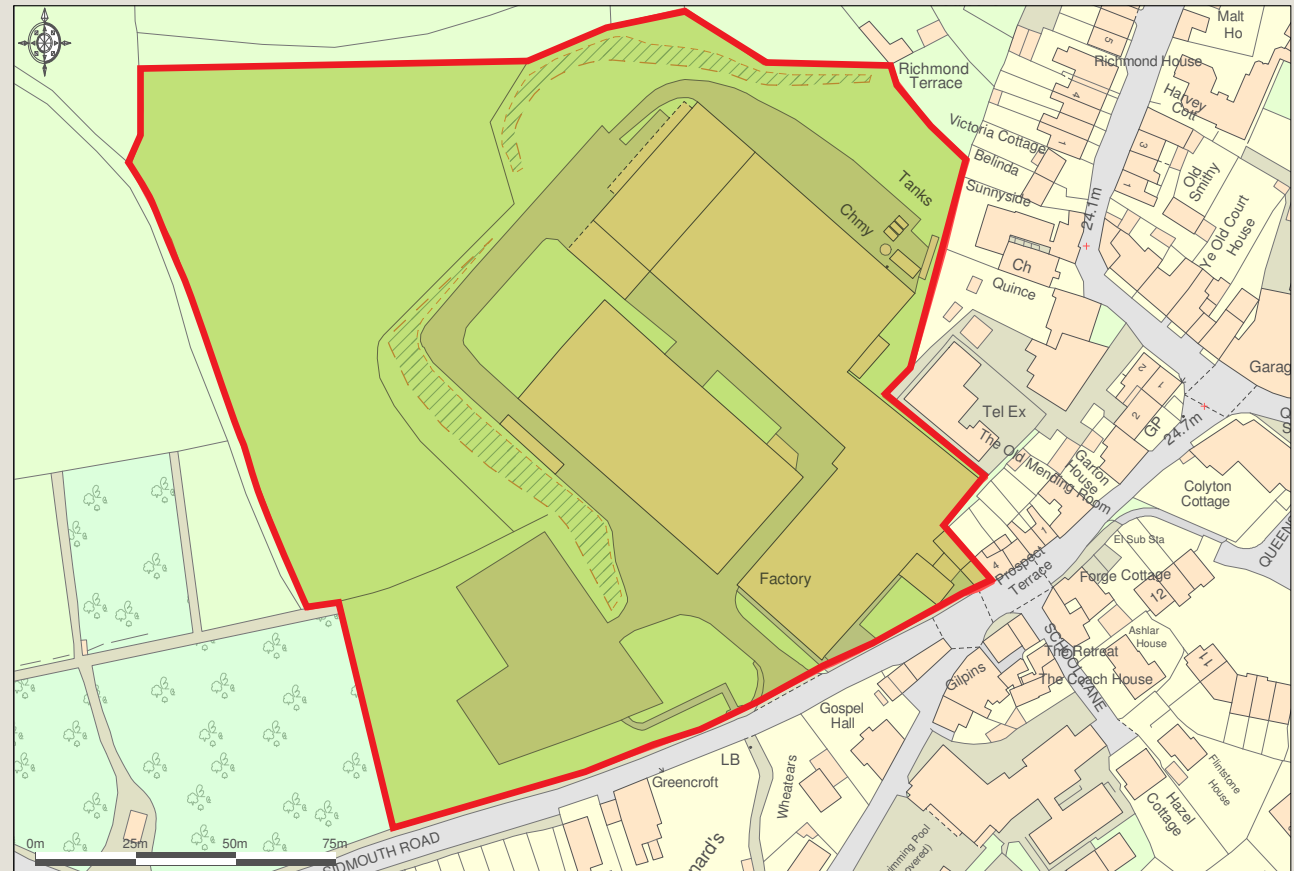


Planning

Homes England's mixed-use scheme has been informed by site constraints, opportunities and thorough public consultation as detailed in the outline planning application (ref: 18/1850/MOUT).

Homes England's proposal (ref: 18/1850/MOUT) includes for:

- Demolition of existing buildings
- 72 no. new homes
- 20% affordable housing
- 6 no. B1 light industrial units
- 0.52 hectares of high-quality public open space
- The refurbishment of the cottage building adjacent to Sidmouth Road



Planning

A decision to grant Outline Planning Permission (all matters reserved for later approval except for access) subject to planning conditions and the S106 agreement was unanimously approved by East Devon District Council (EDDC) Members on 3rd Sept 2019.

Homes England are committed to the delivery of a minimum of 20% affordable housing at this site in order to deliver on our mission to improve affordability in the areas of greatest need and assist in meeting the evidenced shortfall of affordable housing in the Parish of Colyton. Homes England has therefore committed to the provision of 20% affordable housing as part of a S106 Agreement.

The draft planning conditions and S106 agreement are available via the dataroom. The only financial contributions to be sought by EDDC under the S106 agreement relate to:

- Public Amenity / Play Space - £34,365.60 and 639.36m² for the provision of public amenity/ play space, including the provision of a minimum of 160m² of on-site play space with a buffer zone (10m) and no less than £27,000 of play equipment.
- Travel Plan – Provision of Travel Packs including £50.00 per dwelling green travel voucher.

Given the long term vacancy of the existing buildings at the site, Community Infrastructure (CIL) Relief does not apply.

It is the Purchasers responsibility to discharge all planning conditions and pay all statutory local authority contributions including (but not limited to) payments pursuant to Community Infrastructure Levy, Section 106 Town & Country Planning Act and any provision for Affordable Housing.



Further Information

TENURE

The site is held Freehold by Homes England under title no. DN229026

Please note that a restrictive covenant will be imposed upon the employment area of the site, thereby limiting its use to B1 use class only. The construction of the B1 business units will be a condition of the S106 Agreement, linked to the occupation of residential dwellings.

METHOD OF SALE

The site is marketed via informal tender only.

Offers for this site will be invited on a conditional basis subject to Homes England:

- a) Securing Outline Planning Permission prior to exchange of conditional contracts; and
- b) Completing all demolition works, the post-demolition Intrusive Site Investigations and a further Topographical Survey post-exchange of conditional contracts.

Prior to the completion of the conditional agreement, the purchaser will be required to:

- c) Secure Reserved Matters Approval at the site.

Prospective purchasers should note that Homes England operate a specific tender administration process which interested parties are required to adhere to when submitting a bid. As such, offers must be submitted using 'Appendix 1 - Tender Submission Form' and all bidders must follow the instructions in the 'Invitation to Tender Guidance Document'. Both documents can be viewed in the data room. Failure to complete the relevant documentation is likely to result in a non-compliant submission.

The bid deadline for this site opportunity is **1pm on Monday 4th November 2019.**

Bids must be submitted in an electronic format to the following email address:

tenders@homesengland.gov.uk

Your emailed submission should include the following reference in the title field:

Tender ref: D20027 – Land at the Former CeramTec Factory, Colyton.

Homes England will select a preferred purchaser by mid November 2019 with the aim of exchanging contracts by the end of January 2020, allowing a Reserved Matters to be submitted shortly thereafter.

A Reserved Matters application is to be submitted to the Local Authority by no later than 10th July 2020 with the longstop date for the unconditional freehold disposal of the site being 10th February 2021.

The vendor reserves the right not to accept the highest or any of the bids received. It is likely that an interview process will be held with the most competitive parties in early November 2019.

Please note that the sale will be subject to VAT.

A comprehensive data room comprising Site, Planning, Legal, Technical and Bid Guidance information is available at the link below:

Contact

VIEWINGS

A site inspection group tour will be held on
7th October 2019.

If you are interested in attending the site visit, please complete the 'Homes England Site Access Request Form' and the 'Homes England Site Safety Rules Form', both of which can be found in the data room.

These forms must be sent via email to
kelly.garland@eu.jll.com

by 5pm on Thursday 19th September 2019 to secure your visit.

NB: It is advised that you review the R&D Asbestos Survey for the site before attending the visit.

For access to the data room or to discuss this opportunity in greater detail please contact:

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Subject to contract.

Particulars dated September 2019.

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