



Indicative Only

LAND AT WATLING STREET

Hockliffe, Bedfordshire

Subject to Planning Residential Development Opportunity – Allocated Site



INTRODUCTION

On behalf of the Bedford Estates ('the Landowner'), Savills (UK) Ltd ('Savills') is pleased to offer for sale the freehold interest in the Land at Watling Street, Hockliffe, Bedfordshire (hereafter referred to as 'the Property').

The land is allocated within the Central Bedfordshire Council for 27 residential dwellings. However, subject to surface water drainage and planning, we believe the number of units can be increased.

The Property comprises a parcel of greenfield land measuring at approximately 4.53 acres (1.93 hectares). Offers are invited on a conditional basis including:

- (i) A satisfactory planning permission;
- (ii) Vacant Possession.

Preference will be given to clean bids and to parties who can clearly demonstrate they have undertaken full analysis of the site. Offers are to be received by **12 noon on Friday 18th November 2022**.

LOCATION

The site is located to the north of the village of Hockliffe, situated approximately 5.34 km (3.32 miles) east of the centre of Leighton Buzzard and approximately 12.52 km (7.78 miles) north west of the centre of Luton. It comprises a piece of greenfield farm land which extends to approximately 4.53 acres (1.93 ha). The site is bound by greenfield to the north and north west, mature hedging to the west, a combination of residential dwellings, the A5 / Watling Street and Clipstone Brook to the south and Hockliffe Lower School to the east.

Road links are strong, being located off the A5, which provides direct access to Milton Keynes & the North as well as connecting to the M1, offering connections to London. The closest train station is Leighton Buzzard station which is approximately 6.3 km (3.9 miles) west of the Property. Leighton Buzzard station provides direct access to Birmingham within 1 hour 45 minutes and connections to London Euston with journey times of 30 minutes.

DESCRIPTION

The Property measures 4.53 acres (1.93 hectares) and comprises a roughly rectangular parcel of greenfield land with access located to the south west edge off the A5 Watling Street.

PLANNING

The Property falls within the planning jurisdiction of Central Bedfordshire Council ('CBC'). The statutory plan covering planning policy and development control for the area is the Central Bedfordshire Local Plan 2015-2035 which was adopted on the 22nd July 2021.

The CBC Local Plan 2015-2035 sets out the long term planning and land use policies within Central Bedfordshire. The local plan includes documents on new development including the 'Introduction to Allocated Sites' which details the subject Property under allocation HAS26 – A5 Watling Street . Please find below an extract of the Allocation:

Site Ref.	Site Name	Area/ Corridor	Parish	Approx. Density	Approx. Capacity	Site Area (ha)
HAS26	A5 Watling Street	South	Hockliffe	30	27	1.74

HAS26 Additional Policy Requirements

- Landscaping will need to be sensitive to nearby listed buildings and the settling of the Scheduled Monument.
- Must include provision for the expansion of Hockliffe Lower School.
- Noise mitigation will be required for nearby road.
- Developers will need to undertake a site-specific FRA which will inform the design and layout of the site including any mitigation.

If you have any planning enquiries, please contact Roger Smith at rasmith@savills.com.



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CHILTERN'S BEECHWOODS SPECIAL AREA OF CONSERVATION

In March 2022, Footprint Ecology assessed the recreational pressures on the Chilterns Beechwoods Special Area of Conservation ("SAC") at Ashridge Estate and Tring Woodlands. The report showed evidence of increasing visitor pressure from the borough and surrounding area and demonstrated a need for action to mitigate any adverse impacts of development.

We anticipate a charging tariff will be brought in shortly. Prospective purchasers will need to allow for this within the bid.

Please read and refer to the documents in the Information Pack regarding the SAC.

TENURE

The Property is owned freehold under Registered Title BD268219. The Property will be sold freehold with vacant possession. The Property benefits from all rights, covenants and agreements and declarations affecting the land.

A copy of the land registration documentation can be found in the Information Pack.

DATA ROOM

The Information Pack can be accessed from the following link:

<https://sites.savills.com/LandatHockliffe/>

PHASE I & II GROUND INVESTIGATION

EPS produced a Phase I & II Geo-Environmental Assessment in August 2022 which concluded the following:

"No clear evidence of contamination was noted within shallow soils and detailed laboratory testing and subsequent risk assessment confirmed that these materials are considered suitable for the proposed end use. This includes one impact of Arsenic within the natural Head Deposits but was determined acceptable on the basis of the nature and depth of the source material. Therefore, no further works or risk assessment has been recommended with regards to contamination, providing that some standard health and safety precautions are followed during the future redevelopment process."

A gas monitoring programme has been completed and the resultant data/ risk assessment have determined that no gas protection measures are considered necessary for new buildings."

SERVICES REPORT

Forge Engineering Design Solutions Ltd produced a Utilities Assessment Report in August 2022 which concludes:

"From the consultation with the utility providers, it was identified that connection to the gas network is not feasible. However, there is currently sufficient capacity to connect to the electricity, clean water and foul water networks in the area of the proposed development site."

Further discussion will be needed with UK Power Networks regarding the possibility of moving the 33kV overhead cables if necessary. It is anticipated that it would be possible to service the site following further network analysis."

However, full network analysis would be required at the detailed design stage when more detailed plans and accurate consumption estimates for the proposed development would be available."

FLOOD RISK

The southern side of the Property is located close to Clipstone Brook which puts part of the Property within flood zones 2 and 3.

The Landowner instructed Glanville Consultants to undertake a Drainage Strategy dealing with the potential surface water flooding. As part of the sale process, the Landowner will require the Purchaser to work collaboratively to undertake the further surface water analysis, with a view of maximising the developable area.

LETTERS OF RELIANCE

The Landowner will provide Letters of Reliance (in the consultants standard form of appointment) upon request for the following:

- EPS - Phase I & II Geo-Environmental Assessment
- Forge Engineering Design Solutions - Utilities Assessment

LANDOWNER LEGACY REQUIREMENTS

The Landowner has a particular focus on the delivery of high quality and well-designed residential development. Therefore, as part of the sale process, parties will be invited to share their thoughts on how to respond to this which will include a requirement at the bid stage to provide elevations, layouts and building materials.

The design and materials should be sympathetic to the local vernacular. These requirements should be documented and delivered in accordance with a design code to be agreed with the landowner and place covenants on the properties for the benefit of the Estate to ensure no future alterations are inappropriate and carried out without the Estate's prior consent (acting reasonably).

EXPANSION OF HOCKLIFFE LOWER SCHOOL

As required as part of the allocation, Central Bedfordshire Council require an expansion to the Hockliffe Lower School. The Landowner owns the adjoining land and will work with the Purchaser as part of the provision.



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RIGHTS OF WAY & ACCESS

The Property will be sold subject to and with the benefit of all rights, covenants and agreements and declarations affecting the Property. The Landowner will retain a right of way (10 meters) to the retained land which will also include rights to connect into services.

VIEWINGS

Viewings are strictly by appointment only to be arranged through Savills Cambridge. A viewings day will be arranged during the course of the marketing period. Further details will be provided.

BIDS

Offers are invited on a conditional basis including:

- (i) A satisfactory planning permission;
- (ii) Vacant Possession.

Preference will be given to clean bids and to parties who can clearly demonstrate they have undertaken full analysis of the Property.

VAT

Please note that **VAT will not be charged** on the sale of the Property.

TIMING

As part of the Heads of Terms process, we will set out detailed timescale for exchange and completion. This will include a series of legal meetings to ensure the timetable is achieved. Offers are to be received by **12 noon on Friday 18th November 2022** and sent in a sealed envelope to Savills, Unex House, 132-134 Hills Road, Cambridge, CB2 8PA.

The envelope should be marked 'Land at Watling Road, Hockliffe - TF'. E-mail offers will be acceptable, addressed to tfraser@savills.com. The landowner will not be bound to accept the highest or indeed any offer and may withdraw the property from the market at any time.

FURTHER INFORMATION

The full Information Pack can be found at:

<https://sites.savills.com/LandatHockliffe/>

Please ensure that in the first instance all enquiries are made to one of the individuals dealing with the sale:

CONTACT

Tom Fraser
tfraser@savills.com
+44 (0) 7967 555 661

Louise Richards
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+44 (0) 7815 032 095



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BID SUBMISSION

The following is to be submitted as part of any bid:

- Confirmation of Price;
- Details of layout, street scene, house types and elevations;
- Completed Bid Pro-Forma;
- Outline of board approval process;
- Details of solicitors to be instructed;
- Legal Undertaking to cover abortive legal costs;
- Details of the anticipated purchase timetable;