

FOR SALE

PRIME RESIDENTIAL LAND

Integra 61, Bowburn, Durham



Site boundary for indicative purposes

Key Highlights

- Prime residential development opportunity for up to 120 units
- Outline planning permission in place
- Fully serviced site extending to approximately 8 acres
- Direct access to J61/A1(M) and surrounding local amenities

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Location

The site is located within the northern half of Integra 61, one of the largest mixed use developments in the North East, located at Junction 61 of the A1(M), Bowburn, County Durham. Integra 61 is located approximately 4 miles south east of Durham city centre, 21 miles south of Newcastle and 17 miles north of Darlington. The site benefits from excellent road access being adjacent to the A1(M) which provides direct access to Tyneside to the north and Teesside to the south.

Integra 61 benefits from its rich and diverse mix of uses including hotel, family pub/restaurant, roadside retail, logistics, manufacturing and residential; all of which create an attractive and vibrant destination within an exceptionally high quality managed and landscaped environment. The location offers an excellent working and living environment and has already attracted major occupiers including Amazon and Costa Coffee, employing around 2,000 people on site; when completed, this number will increase to c 4,000.

With all main infrastructure works completed, including newly adopted estate roads, Integra 61 has already proven to be a highly attractive location from both a housing and commercial perspective and the continuation of its progression will further add to its vibrancy and appeal. Please visit integra61.co.uk for full details.

Description

The subject site extends to approximately 8 acres and is located towards the northern end of Integra 61 in close proximity to the 170 unit phase which is currently being delivered by Persimmon. It is surrounded by Bowburn Beck to the north/west, existing housing and undeveloped land to the north east, new build housing to the south east and a mature tree area to the west.

A newly constructed footpath leads into the centre of Bowburn village which is only 200 metres from the subject site.

A scheme of small business units will be constructed to the south with works due to commence this summer and completing in six months. This will be screened with high quality landscaping and an acoustic fence. To the north of the site, the masterplan includes a care home and doctor's surgery.

Planning

Outline Planning permission was originally granted for the development of up to 270 residential dwellings on two separate plots. The illustrative masterplan accompanying the outline permission showed 150 units on Phase 1 and 120 units on Phase 2. However, Persimmon is now delivering 170 units on Phase 1 and the Phase 2 site therefore has the benefit of Outline Planning permission for the development of 100 units, although it is accepted by the LPA that it can accommodate up to 120.

Services

We are advised that all main services are available to the boundary of the site. Full details are provided in the information pack. Citrus's professional team will be available to answer any detailed questions.

Tenure

Freehold with vacant possession. Please note that our client has full manorial rights and bidders are therefore advised to bid on the basis of full and clean title.



Basis of Bids

The successful developer will be required to submit a Reserved Matters application for 100 units on approximately 6.7 acres of the site within two weeks of exchange of contracts. Citrus have an excellent relationship with the LPA and the successful developer will need to work closely with Citrus throughout the planning process, prior to and after submission of the application.

The contract will contain an obligation for the successful developer to submit a standalone detailed application for the development of 20 units on the remaining 1.3 acres of the site within two months of receipt of the Reserved Matters approval.

Please note that there is no requirement for affordable housing in respect of the first 100 units; there is however a pro-rata education contribution of £148,000 that will need to be paid. In respect of the detailed application for the 20 units, this will be subject to affordable housing and other planning obligations as required by the LPA. Developers should clearly state the allowances they have made in their bids.

Developers are asked to submit a layout for the full 120 units scheme and a suggested demarcation to show the 1.3 acre plot for the 20 unit application – this should be immediately adjacent to the northern boundary of the site.

Abnormal Development Costs

Any abnormal development costs allowed for within bids, based on the information provided, should be clearly identified and itemised.

Information Pack

The following information is provided as part of the information pack:

- Outline Planning Permission and masterplan;
- Geo-Environmental Site Investigation report;
- Topographical Survey;
- Site Plans
- Drainage, Services and Utilities Information

VAT

VAT is chargeable on the sale.

Legal and Surveying Fees

Each party shall be responsible for their costs incurred in the transaction.

Method of Disposal

We are instructed to invite offers by noon Thursday 27th May 2021. Bidders are required to submit net offers conditional only upon Reserved Matters in respect of the 6.7 acre parcel of land and conditional on Detailed Planning Permission in respect of the 1.3 acre parcel. The total price should be split between the two parcels. A 10% deposit shall be payable upon exchange of conditional contracts.

Bids should be submitted via email to david.craig@savills.com and ray.minto@savills.com

Bidders are asked to provide the following information:

- Purchase price and deposit;
- Detail of any conditions attached to the offer;
- Confirmation of board approval to the offer and any further approvals required, with timescales;
- Proof of funds;
- Written confirmation of the source of funding;
- Two forms of identification of the purchasing entity;
- Timescales for exchange and completion; and
- Full solicitors' details.

Any offers which do not contain the above may not be considered.

Offers are to be accompanied by a completed Bid Pro Forma, proposed layout and mix of units/sizes etc including a detailed schedule of accommodation.

Bids should clearly stipulate any conditions attached to them. Prospective purchasers should be aware that bids which Citrus Group and/or Savills consider having onerous or unusual conditions are unlikely to be considered.

Please note that our client is not obliged to accept the highest or indeed any offer.

Viewings and Planning Enquiries

The site is open in nature and can be viewed from the roadside. However, interested parties are forbidden from entering onto the site itself without prior approval from Savills or Citrus Group.

Bidders are asked not to make contact with Durham County Council's Planning Department at this stage. Any planning related enquiries should come through Savills in the first instance.

Contact

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April 2021

The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, with the 's' and 'i' in a darker shade than the 'a', 'v', 'i', 'l', 'l', 's'.