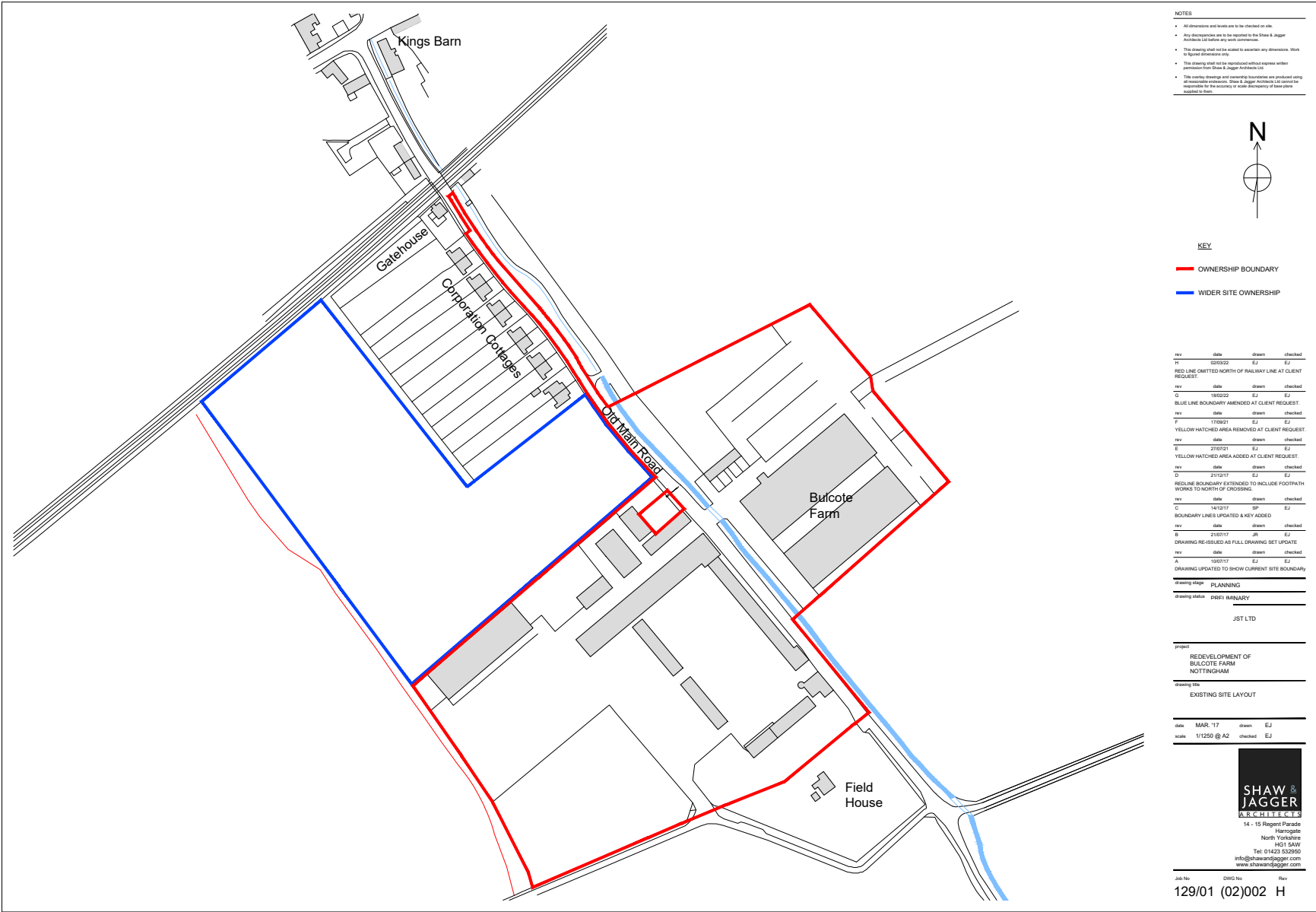




Land at Bulcote Farm
Bulcote, Nottingham

LAND AT BULCOTE FARM



An opportunity to acquire an exclusive residential development site



**Land at Bulcote Farm, Old Main Road,
Bulcote, Nottingham**



**An opportunity to acquire an exclusive
residential development site located in a
popular Nottingham suburb.**

- Freehold sale by informal tender.
- Detailed planning permission for up to 65 dwellings.
- Gross site area of 11 acres (4.45 hectares) or thereabouts.
- Close proximity to good/excellent Ofsted rated schools.
- Bulcote benefits from a number of local services.
- Burton Joyce is located within close proximity to the site offering further services and also benefits from having a train station.
- Offers invited on both unconditional and conditional basis (subject to planning).



Luke Brafield 07468 860081



luke.brafield@fishergerman.co.uk



Matthew Handford 07468 860086



matthew.handford@fishergerman.co.uk



Alex Morrison 07425 509070



alex.morrison@fishergerman.co.uk



www.bulcotefarm-nottingham.co.uk



LAND AT BULCOTE FARM



Location

The site is located on the southern outskirts of Bulcote (population of 309 as per the 2011 census) and is located approximately 1 mile east of Burton Joyce, which has a population of 3,443 as per the 2011 census. The City of Nottingham is then located approximately 8 miles to the south-west of the site.

The site is located on the south westerly fringe of Newark and Sherwood District Council, adjoining the Borough of Gedling.

The site lies immediately to the south of residential properties on Old Main Road and is surrounded by land which is farmed within an arable rotation to the west, south and east. Field House, a Grade II Listed residential property then lies to the south of the site.

Old Main Road forms the eastern boundary of the site. At present, the site is accessed via a level crossing and continuing down Old Main Road. The existing access will form the principal access into the site.

Description

The land is owned by Midlands Land Portfolio Limited (MLPL) and has been promoted by Northern Trust.

The Farm was built by Nottingham Corporation in 1904. Bulcote Corporation Model Farm is Grade II Listed which incorporates all existing buildings located within the sale area. The design was based around a quadrangle with several ranges of buildings providing housing for cows, pigs and horses as well as food storage. The majority of the buildings are constructed from red brick with concrete vaulted floors, blue brick detailing and metal framed arched head windows.

Gross site area of 11 acres (4.45 hectares) or thereabouts

Two ranges of buildings to the south-west and one within the main quadrangle were demolished in the 1960's due to underuse.

The last of the dairy herd moved out of the complex in early 2013 and is now predominantly vacant. The site is currently occupied on a short term farm business tenancy for farm machinery storage.

The site is accessible by public transport, with a bus stop within short walking distance which provides two bus services per hour to Southwell and Nottingham. The site is also located within close proximity to Burton Joyce Rail Station, which is located approximately 1.3 miles from the site which provides both local and regional connections.

Planning

Detailed planning permission for the development of 65 dwellings (41 new builds and 24 conversions) was granted on Monday 11th July 2022 and the decision notices can be found within the data room.

The development will also contain the following elements:

- A 95sqm new community building, located in the Old Dairy.
- 1,168 sq m shared amenity space within the Courtyard.
- 145 parking spaces.
- 25 cycle parking spaces through the development.

A copy of the Section 106 Agreement is available within the data room. Interested parties are encouraged to familiarise themselves with the specific obligations of the Section 106 Agreement which in summary are:

Primary Education Contribution - £243,964 index linked to be used by the County Council

- **Occupation** - not to occupy any more than 17 (25%) of the dwellings constructed at the Property unless and until 50% of the Primary Education Contribution (being £121,982) shall be

paid on or before occupation of 49 (75%) of the dwellings constructed at the property.

Not to occupy more than 75% of the dwellings constructed at the Property unless and until the total amount of the Primary Education Contribution being (£243,964) has been paid in full to the Country Council.

- **Trigger** - 50% of the Primary Education Contribution (being £121,982) shall be paid on or before occupation of 17 (25%) of the dwellings to be constructed at the property.
The remaining 50% of the Primary Education Contribution (being £121,982) shall be paid on or before occupation of 49 (75%) of the dwellings constructed at the property.

Initial Repair Works

- **Occupation** - To undertake and complete the Initial Repair Works prior to commencement of development in relation to any of the dwellings. Not to commence development in relation to any of the dwellings until the Initial Repair Works have been completed to the Council's satisfaction.
- **Trigger** - To give notice to the Council at least 5 working days prior to the intended date on which the Initial Repair Works are to be begun, and to provide the Council within a reasonable timescale such further information as to progress of those Initial Repair Works as the Council may reasonably request.
- **Note:** this relates to the initial repair works to be carried out to the Listed Building which are specified in the Scheme of Repair.

Repairs and Works to the Listed Building

- To let and enter into a legally binding contract or contracts for the carrying out of the entirety of the Listed Building Repair Works and provide a copy of such contract(s) to the Council prior to the Commencement of Development.
- To undertake and complete the Listed Building Repair Works in accordance with the Scheme Repair.
- To permit the Council and those authorised by it to have

access at reasonable times and upon reasonable notice to the Listed Building for the purposes of inspecting the Listed Building Repair Works for the duration of those works.

Highway Works

Initial Highway Works – relates to the works to be undertaken adjacent the railway line comprising footway and carriageway works as set out on Plan 2 within the Section 106 Agreement.

Network Rail Works – relates to the provision of yellow box marking to the north of the railway line as shown edged and cross hatched yellow on Plan 2 within the Section 106 Agreement.

Highway Works Package 1 – relates to the works within the adopted highway to the north of the railway line comprising the provision of a footway and carriageway alterations as set out on Plan 2 within the Section 106 Agreement.

Highway Works Package 2 – relates to the works to the south of the railway line comprising improvements to Old Main Road, including (but not limited to) road widening and the provision of a footway as set out on Plan 2 within the Section 106 Agreement.

Implementation – Initial Highway Works and Network Rail Works to be undertaken prior to commencement of development, Highway Works Package 1 to be undertaken and completed prior to occupation of any new build units, Highway Works Package 2 to be undertaken and completed prior to the occupation of the final new build unit.

It will be the responsibility of the Purchaser to fulfil the obligations under the Section 106 Agreement and to indemnify the seller and promoter against any future costs or liabilities.

LAND AT BULCOTE FARM

Community Infrastructure Levy (CIL)

The site falls within Newark and Sherwood Council CIL Charging Zone 2 where the CIL rate is £70 per square metre (rate applicable from 1st January 2020) for residential development.

CIL is not applicable on the conversion element of the development.

Interested parties are encouraged to familiarise themselves with the obligation where applicable.

Sale Pack

A comprehensive pack of planning and technical information is available for download via:

www.bulcotefarm-nottingham.co.uk

For login details please contact either Matthew Handford or Amber-Rose Heys (amber-rose.veys@fishergerman.co.uk).

Letter of Reliance

The promoter will provide the purchaser with the Letters of Reliance for the external reports and surveys provided in the sale pack.

Interested parties are encouraged to provide a list of which reports/surveys they require letters of Reliance for.

Schools

The site is located within close proximity to the following schools:

- Carlton le Willows Academy (Ofsted rating 'Good') – approximately 3.3 miles from the site.
- Willow Farm Primary School (Ofsted rating 'Outstanding') - approximately 3.4 miles from the site.
- Priory Junior School (Ofsted rating 'Good') – approximately 3.8 miles from the site.
- Redhill Academy (Ofsted rating 'Outstanding') – approximately 7 miles from the site.

Water Efficiency

It is the vendor's preference that the purchaser commits to build houses that meet the Severn Trent Water efficiency target of 110 litres per day. There is a discount available to the water connection infrastructure charge for meeting the efficiency target.

Overage

Interested parties are required to submit terms for Overage if the scheme exceeds 65 dwellings and an agreed total floor area.

Purchaser Obligation

Interested parties are required to confirm that as part of their offer they will construct access road(s) up to the retained boundary (outlined blue on the plan named "Site Plan - Bulcote") and service media to adoptable standards to serve the Landowner's retained land no later than 2 years from commencement of development. Works agreements for the adoption road and services (width of an adoptable road) to be applied within 2 years of commencement of construction together with rights reserved for access to connect, repair, maintain, upgrade, finish off etc as to serve the retained land without ransom as to time and money. The Landowner shall have the right to use, maintain and to connect into and if necessary, upgrade the services in the road following their construction and pending their adoption, without ransom.

Access will be maintained for the landowner to the retained land area until the road is fully constructed.

VAT

The site is elected to tax and so VAT is payable on the purchase price.

Tenure

The site will be sold Freehold, with vacant possession provided on completion.

Rights of Way, Wayleaves and Easements

The Property is sold subject to all Rights of Way, Wayleaves and Easements whether or not they are defined in this brochure.

Land Promoted By

Northern Trust Company Ltd, Ackhurst Park, Foxhole Road, Chorley, Lancashire, PR7 1NY
John Tootell / Telephone: 07766 602091
Email: jtootell@northerntrust.co.uk

Viewings

Please refer to the covering letter for the set viewing days and book by appointment with the sole selling agent Fisher German.

Method of Sale

The site is to be sold by informal tender with interested parties invited to submit offers in writing using the offer proforma provided and in accordance with the timetable set out in the covering letter.

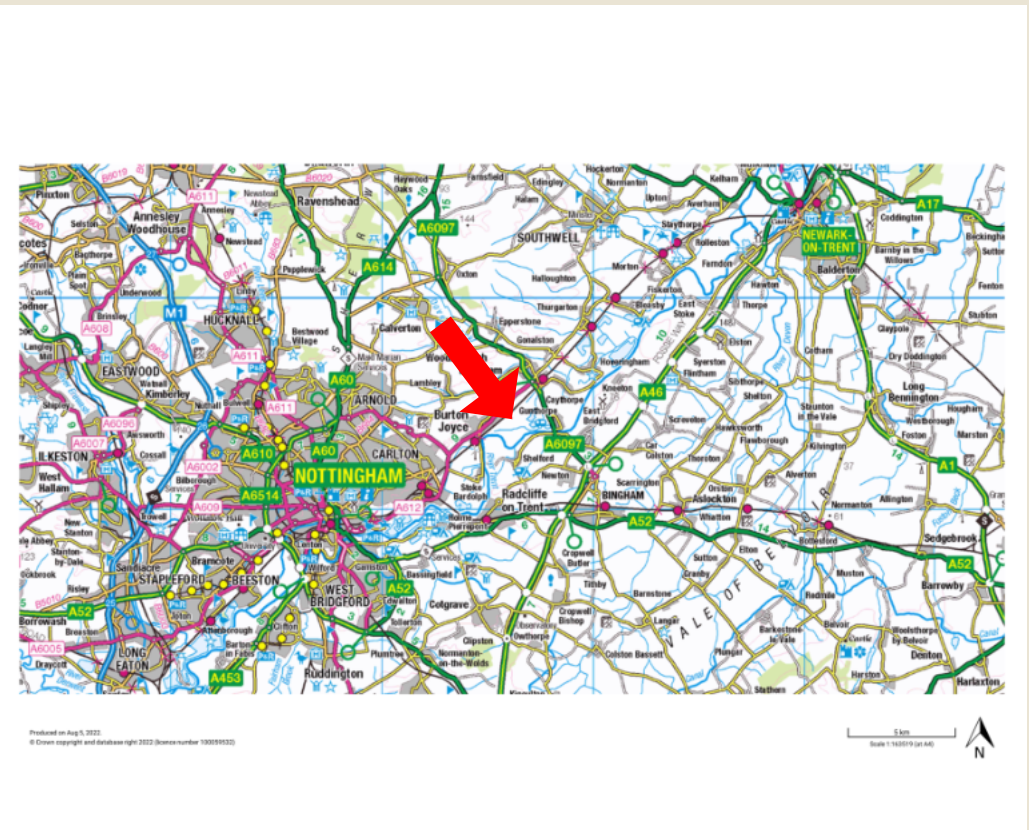
Local Planning Authority

Newark and Sherwood District Council, Castle House, Great North Road, Newark, Nottinghamshire, NG24 1BY.

Plans, Schedules and Boundaries

The Plans and Schedules within these particulars are based on ordnance survey data and are provided for reference only. They are believed to be correct but accuracy is not guaranteed. The Purchaser shall be deemed to have full knowledge of all boundaries and the extent of ownership. Neither the vendor nor the vendor's agent will be responsible for defining the boundaries or the ownership thereof.

Located on the southern outskirts of Bulcote



	Approximate Travel Distances
	Locations
	Nearest Stations
	Nearest Airport

Approximate Travel Distances

- Nottingham City Centre - 8.5 miles
- Newark on Trent - 15 miles
- Derby - 24 miles
- Leicester - 30 miles
- Lincoln - 33 miles
- Birmingham - 57 miles

Nearest Stations

- Burton Joyce - 1 miles
- Nottingham - 7 miles

Nearest Airport

- East Midlands - 20 miles

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith, are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated June 2022. Photographs dated June 2022.



Tuesday 19th July 2022

By Email Only

LAND AT BULCOTE FARM, OLD MAIN ROAD, BULCOTE, NOTTINGHAM

We take pleasure in enclosing the sale brochure and offer proforma for the Land at Bulcote Farm, Old Main Road, Bulcote, Nottingham; an opportunity to acquire an exclusive residential development site located in a popular Nottingham suburb, of which Fisher German are instructed to sell on behalf of Midlands Land Portfolio Limited and promoted by Northern Trust Company Limited.

Planning Background

Lying in the planning jurisdiction of Newark and Sherwood District Council, the site extends to approximately 11.19 acres (4.45 hectares) or thereabouts. The farm was built by Nottingham Corporation in 1904 and the design was based around a quadrangle with several ranges of buildings, the majority being constructed from red brick with concrete vaulted floors, blue brick detailing and metal framed arched head windows.

Detailed planning permission for the development of 65 dwellings (24 conversions and 41 new builds) was granted on Monday 11th July 2022 (Decision Notices and Section 106 Agreement can be seen within the data room).

Data Room

Access to the online data room, which contains the planning and technical information can be found at www.bulcotefarm-nottingham.co.uk.

Please contact either Matthew Handford or Amber-Rose Heys who can provide the necessary login details:

- matthew.handford@fishergerman.co.uk
- amber-rose.veys@fishergerman.co.uk

Viewings

We are holding the following dates to view the site:

- Thursday 4th August at 10:00 am.
- Thursday 18th August at 2:00 pm.
- Tuesday 6th September at 10:00 am.

Please liaise with either Matthew Handford, Alex Morrison or Amber-Rose Heys to organise attendance on one of the viewing days above.

Note: please be aware that there will be limited numbers per viewing day/time and so please also provide a second date which is convenient. All attendees must ensure that they have the appropriate PPE to wear during the viewing.

Sale Process

We are inviting offers by **midday on Wednesday 28th September 2022** by completion of the Offer Proforma provided.

The process and timescales following receipt of the offers are as follows:

1. Shortlist bidders and hold interviews – please keep **Wednesday 5th October 2022** available to meet, should you be shortlisted.
2. Reserve the right to invite best and final offers.
3. Selection of the preferred party.

Summary

Please note that the Vendor and Promoter are not obliged to accept the highest offer, or indeed any offer received.

Offers must be compliant with the requirements set out in this covering letter and submitted on the Offer Proforma by email to Luke Brafield, Matthew Handford and Alex Morrison.

We trust that the above sets out the sale process clearly, however, if you require further information or have any queries, please do not hesitate to contact either Luke Brafield, Matthew Handford or Alex Morrison.

We look forward to discussing the opportunity with you in further detail at your earliest convenience.

Yours sincerely,

A handwritten signature in blue ink that reads 'Luke A Brafield'.

Luke Brafield
Partner – Development
For and on behalf of Fisher German LLP

E-mail: luke.brafield@fishergerman.co.uk
Direct Dial: 07468 860081

A handwritten signature in blue ink that appears to read 'Matthew Handford'.

Matthew Handford
Senior Surveyor - Development
For and on behalf of Fisher German LLP

E-mail: matthew.handford@fishergerman.co.uk
Direct Dial: 07468 860086

A handwritten signature in black ink, appearing to be 'AM'.

Alex Morrison
Surveyor – Development
For and on behalf of Fisher German LLP

E-mail: alex.morrison@fishergerman.co.uk
Direct Dial: 07425 509070

Enc: Sale Brochure
Offer Proforma

Offer Proforma

Land at Bulcote Farm, Old Main Road,
Bulcote, Nottingham



Offer Deadline – **By Midday on Wednesday 28th September 2022.**



**FISHER
GERMAN**

Company	
Name	
Position	
E-mail address	
Tel No	
Signed	
Date	
Indicative site layout drawing ref.	

Please ensure all relevant parts of this bid proforma are completed including the final section on general offer requirements. A signature is required on the final page.

Sale Pack

Please confirm that you have reviewed, and considered when formulating your offer, all the planning and technical information issued via the data room at www.bulcote-farm-nottingham.co.uk:

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Offer

Purchase Price – Based on the purchase of land capable of accommodating 65 dwellings

I/WE HEREBY OFFER THE NET SUM OF £ ([PRICE IN WORDS]) for the purchase of the freehold interest in the land at Bulcote Farm, Bulcote, Nottingham.

Conditions

Offers are anticipated free from any further conditions, however if your offer is conditional on other matters, please provide information of this below.

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Pre-exchange due diligence

Please outline any work required to clarify the offer assumptions prior to exchange of contracts.

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Details of Proposed Scheme

Please complete the below table and **provide a copy of your layout plan**

Gross site area	acres
Net developable area	acres
No. of private sale units	
Total Net Sales Area of private sale units	
Average anticipated private sales revenue per sq. ft	£ per sq. ft
Assumed GDV	

Abnormal Costs

Please confirm the **total amount of any abnormal costs** assumed in your offer

£.....

Please also outline the cost per item:

Abnormal Development Item	Cost Allowance (£)	Fixed Position (Yes/No)	If No, what additional due diligence is required in order for you to provide a fixed cost position?

Planning Obligations

The site is being sold subject to and with the benefit of the obligations of a S106 Agreement. A copy of the S106 Agreement is available in the Sale Pack.

The Purchaser is to indemnify the Seller and Promoter against all costs and liability in the S106 Agreement. It is the responsibility of the Purchaser to undertake their own assessment of the costs of

compliance with the obligations under the Section 106 Agreement. A summary of the obligations is set out overleaf:

Item	Trigger	Cost
Primary Education	50% of the Primary Education (being £121,982) shall be paid on or before Occupation of 17 (25%) of the dwellings to be constructed at the Property. The remaining 50% of the Primary Education Contribution (being £121,982) shall be paid on or before occupation of 75% of the dwellings constructed at the Property.	£243,964
Initial Repair Works	To give notice to the Council at least 5 working days prior to the intended date on which the Initial Repair Works are to be begun and to provide to the Council within a reasonable timescale such further information as to the progress of those Initial Repair Works as the Council may reasonably request from time to time. To undertake and complete the Initial Repair Works prior to the commencement of development in relation to any of the dwellings. Not to commence the development in relation to any of the dwellings unless and until the Initial Repair Works have been completed to the Council's satisfaction.	N/A
Main Repair Works	To undertake and complete the Main Repair Works prior to occupation of the final dwelling. Not to occupy: - Any more than 19 of the new build units unless and until works to provide 12 of the conversion units have been practically completed in accordance with the scheme of repair to the Council's reasonable satisfaction. - Any more than 40 of the new build units and until works to provide all of the conversion units have been practically completed in accordance with the scheme of repair and to the Council's reasonable satisfaction.	N/A

Repairs and Works to the Listed Building	To let and enter into a legally binding contract or contracts for the carrying out of the entirety of the Listed Building Repair Works and to provide a copy of such contract(s) to the Council prior to the commencement of development. To undertake and complete the Listed Building Repair Works in accordance with the Scheme of Repair (subject to such variations to the Scheme of Repair as may be approved by the Council acting reasonably from time to time). To permit the Council and those authorised by it to have access at reasonable times and upon reasonable notice to the Listed Building for the purposes of inspecting the Listed Building Repair Works for the duration of those works.	N/A
Listed Building Works Monitoring	The Clerk of the Works shall be appointed by the Council at the Owner's cost for the purposes of monitoring the carrying out of the Listed Building Repair Works by the Owner and the Owner's compliance as set out in the Section 106 Agreement. The Clerk of the Works shall be given access to such part(s) of the Property and the Listed Building as is necessary to enable it to undertake its duties such access to be granted at reasonable times and upon reasonable notice during the carrying out of the Listed Building Repair Works. To comply with any reasonable decision and/or recommendation of the Clerk of Works taken and/or made in relation to the Listed Building Repair Works.	N/A
Highway Works	Initial Highway Works – relates to the works to be undertaken adjacent the railway line comprising footway and carriageway works as set out on Plan 2 within the Section 106 Agreement. Network Rail Works – relates to the provision of yellow box marking to the north of the railway line as shown edged red and cross hatched yellow on Plan 2 within the Section 106 Agreement. Highway Works Package 1 – relates to the works within the adopted highway to the north of the railway line comprising the provision of a footway and carriageway alterations as set out on Plan 2 within the Section 106 Agreement.	N/A

	Highway Works Package 2 – relates to the works to the south of the railway line comprising improvements to Old Main Road, including (but not limited to) road widening and the provision of a footway as set out on Plan 2 within the Section 106 Agreement. Implementation – Initial Highway Works and Network Rail Works to be undertaken prior to commencement of development, Highways Works Package 1 to be undertaken and completed prior to occupation of any new build units, Highways Works Package 2 to be undertaken and completed prior to the occupation of the final new build unit.	
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The Purchaser is responsible for checking the above figures.

Please confirm your cost assumptions within the table below:

S106 Cost Item	Cost Allowance	Description

Community Infrastructure Levy (CIL)

The site falls within Newark and Sherwood Council CIL Charging Zone 1 where the CIL rate is £70 per square metre (rate applicable from 1st January 2020) for residential development. It is the responsibility of the purchaser to undertake their own assessment of the cost of the compliance with the obligations under CIL. Parties are required to show their calculation and assumed cost for CIL below:

Note: CIL is not applicable on the conversion element of the development.

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Timescales and Payment Terms

Please confirm your proposed timescales to completion:

Exchange of contracts	
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Completion	
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Please provide details on your payment terms:

Timescales	Payment (£ or % of Purchase Price)

Restrictive Covenant / Overage

Interested parties are required to submit terms for overage if the scheme exceeds 65 dwellings and an agreed total floor area. Please confirm that you agree to this.

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Overage proposals are invited on a sq. ft. basis, please outline your proposal below:

Number of Dwellings

A payment of per dwelling will be added to the Purchase Price where the Purchaser exceeds 65 dwellings.

Coverage

A payment of per additional sq. ft will be added to the Purchase Price where the total floor area exceeds SQ FT.

General Requirements for all offers

VAT

Please confirm you are aware that VAT will be payable on the purchase price.

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Funding

Please confirm your funding status (tick as appropriate).

Cash Funding	
Bank Funding	

If you are reliant on bank funding in order to complete the purchase, please confirm the name and address of lender, the level of funding required (% or sums) and how we can clarify that the funding is available.

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If your offer is wholly or partly cash, please provide details of how we can verify the availability of such funds (e.g., bank or solicitor's details).

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Please confirm if your offer has received Board Approval or similar if required. If approval is necessary and has not yet been provided, please state the route required in order to achieve the approval and the proposed timescale for this.

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Severn Trent Water Efficiency

Please confirm whether you are prepared to legally commit to build houses to meet the Severn Trent Water efficiency target of 110 litres per person per day for new homes.

Further details can be found at: <https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-and-guidance/infrastructure-charges/>

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Purchaser Obligation – Road and services to be provided up to the Landowner's retained land

Please confirm that you will construct an access road(s) up to the retained boundary (outlined blue on the plan named 'Site Plan - Bulcote) and service media to adoptable standards to serve the Vendor's retained land no later than 2 years from commencement of development. Works agreements for the adoption of the roads and services (width of adoptable road) to be applied within 2 years from commencement of development together with rights reserved for access to connect, repair, maintain, upgrade, finish off etc to serve the retained land without ransom as to time and money. The Vendor shall have the right to use, maintain and to connect into and if necessary, upgrade the services in the road following their construction and pending their adoption, without ransom.

Access will be maintained for the Landowner to the retained land area until the road is fully constructed.

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Letters of Reliance

Please confirm which Letters of Reliance you will require if you are the successful party:

Report/Survey	Date of Report/Survey	Consultant	Reference

Solicitor

Firm	Name	Contact Details

Submission of offer

The offer should be submitted by email to Luke Brafield (luke.brafield@fishergerman.co.uk), Matthew Handford (matthew.handford@fishergerman.co.uk) and Alex Morrison (alex.morrison@fishergerman.co.uk) with hard copies to:

Fisher German LLP
The Estates Office
Norman Court
Ashby de la Zouch
Leicestershire
LE65 2UZ

The Vendor and Promoter shall not be bound to accept the highest or indeed any offer.

Offer submitted by

Signed

Date