



St Martin's Park

BUSINESS SPACE, RETIREMENT LIVING AND NEW HOMES



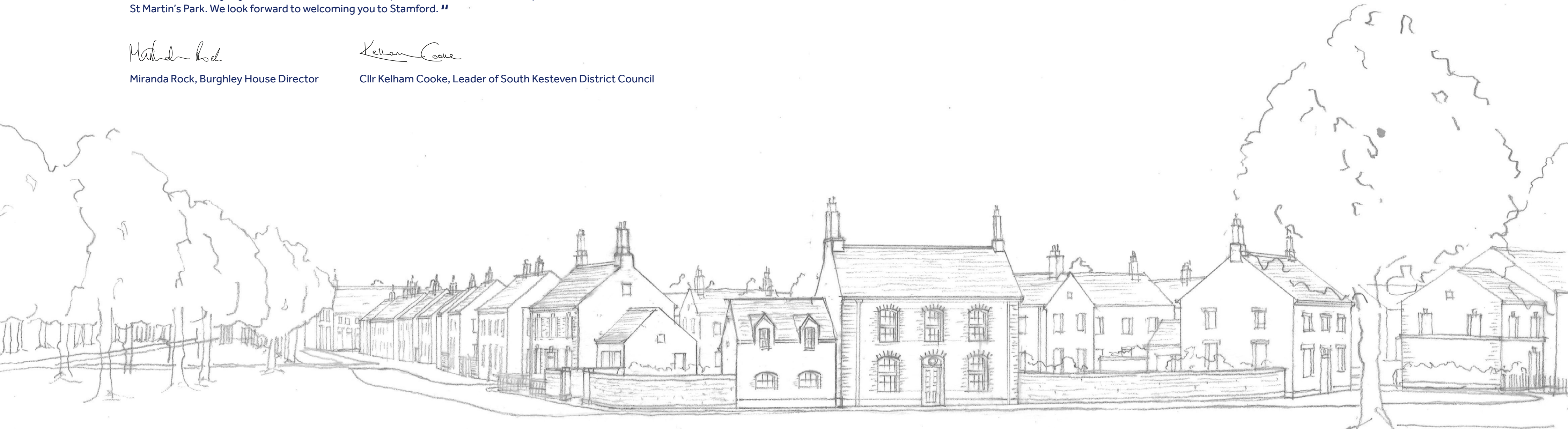
" Welcome to the start of an exciting venture within the heart of one of the most beautiful towns in the country. We have the opportunity to create a high quality, design-led, mixed-use development that respects the town's heritage and enhances Stamford's future. South Kesteven District Council and Burghley Land Limited are working together, with a shared vision and passion, to deliver this development scheme known as St Martin's Park. We look forward to welcoming you to Stamford. "

Miranda Rock

Miranda Rock, Burghley House Director

Kelham Cooke

Cllr Kelham Cooke, Leader of South Kesteven District Council



Introduction

St Martin's Park is a unique opportunity to deliver a high quality, design-led, sustainable, mixed use development in the heart of Stamford. The whole site extends to approximately 14.7 hectares (36.3 acres) and is situated to the north of Barnack Road, Stamford.

Stamford is an attractive Georgian town which includes the first Conservation Area ever to be designated in the United Kingdom. Stamford is located on the River Welland and is located approximately 13.5 miles north-west of Peterborough. The population at the 2011 census was 19,701. The town has 17th and 18th century stone buildings, older timber framed buildings and five medieval parish churches. The site itself is within walking distance of the town centre and the railway station.

The land is owned by South Kesteven District Council (SKDC) and Burghley Land Limited (BLL) (a subsidiary company of Burghley House Preservation Trust). The two landowners are working collaboratively to bring the site forward in order to deliver a minimum of 500 jobs, new homes and retirement living.

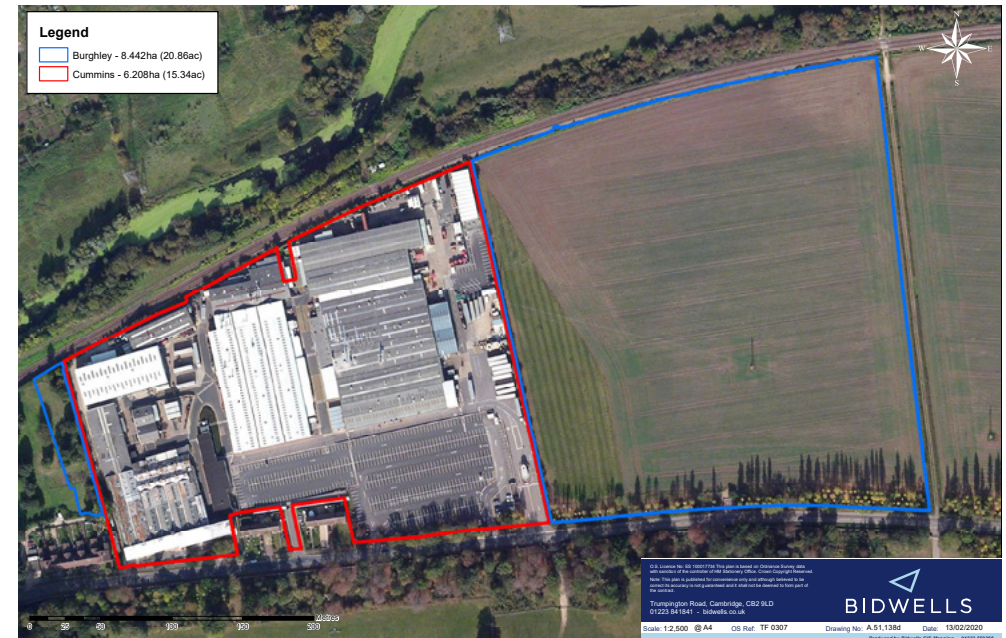
Both landowners have an absolute commitment to deliver a very high quality, well designed and highly sustainable development across the

whole site in order to preserve and enhance the setting of this part of Stamford, but also the setting of Burghley House and its registered parkland and gardens.

To this end the landowners are preparing an outline planning application for the comprehensive redevelopment of the site to be known as St Martin's Park. It is anticipated that the outline planning application will be submitted in June 2020.

The emerging masterplan provides for a mix of uses comprising commercial (B1 use) of approximately 26%, residential (48%) and retirement village (26%). At this stage the masterplan is indicative and will evolve as the outline planning application progresses through to submission.

The landowners have appointed Bidwells and Lambert Smith Hampton (LSH) to market the individual uses to all prospective interested parties. Initially, this will be undertaken via an Expressions of Interest exercise in order for the landowners to select a shortlist of parties who will then be invited to submit detailed offers for the relevant phase of the site on a subject to planning basis.



Location

Peterborough	13.5 miles
Stamford Train Station	1 mile
East Midlands Airport	46.5 miles
Stamford to London	1 hour 20 minutes by train

The Employment Opportunity

The employment element of the St Martin's Park site extends to approximately 2.75 hectares (6.8 acres) and is shown coloured blue on the indicative masterplan attached to the sales particulars.

The overall employment land (including the mixed-use parcel will provide for up to 10,000 sqm (107,639 sq. ft) of B1 floorspace. However, it is currently proposed that the pure commercial land use area will comprise between 7,000 and 7,500 sqm (75,350 and 80,732 sq. ft) (GIA) of B1 use (Office and Workshops). This includes a café split over ground and first floor (seating area) of approximately 279 sqm (3,000 sq. ft) (GIA).

Comprised within the employment land area is a building known as the '1904 Building' which can be retained and refurbished as part of the redevelopment of this part of the site. Interested parties will note that there is a measured survey available for this building. The building itself comprises of approximately 1,001 sq m (10,779 sq ft).

In addition to the bidding criteria set out below, all parties interested in the employment element of the site will be required to address the following points as part of their Expression of Interest submission:

- The extent of interest - i.e. either the whole or part of the employment element of the site. If it is only a part, then please provide details of how much of the site would be of interest and whether this includes the '1904 Building' as part or on a standalone basis?
- Whether parties wish to acquire the freehold or a long leasehold, or indeed whether there is interest in leasing part of the employment

space once it has been developed.

- Whether parties will be prepared to carry out any speculative development and, if so, the proposed use, timetable and scale of such development.
- The likely number of full-time and part-time permanent job opportunities that would be created from parties proposed uses.

The Residential Opportunity

The residential element of the St Martin's Park site extends to approximately 5.2 hectares (12.9 acres) and is shown green on the indicative masterplan attached to the sales particulars.

It is currently proposed that the pure residential element of the site will comprise up to 165 dwellings, including a policy compliant level of onsite affordable housing.

There will be a small element of residential within the mixed-use parcel (see below) that will be delivered separately. This will comprise of up to 25 dwellings to be built above the proposed ground floor commercial use within the mixed-use parcel.

With regards to the affordable housing element SKDC wishes to reserve its position for its Housing Revenue Account to acquire these units. Further details will be provided as part of the detailed information pack that will be available to the shortlist of invited parties.

Whilst the indicative masterplan indicates two potential areas of residential development, it is the landowners' strong preference and expectation that the successful residential developer will purchase and deliver both parcels.

The Retirement Village Opportunity

The retirement element of the St Martin's Park site extends to approximately 2.85 hectares

(7 acres) and is shown red on the indicative masterplan attached to the sales particulars.

It is currently envisaged that this element of the site will comprise up to 150 dwellings together with a community hub providing a wide range of facilities potentially including:

- Restaurant/Bar/Coffee Shop
- Swimming Pool and Gym
- Hairdressers
- Library, Hobby and Meeting Rooms
- Wellness Spa and treatment rooms
- Cinema Room and Games Room

In addition to the bidding criteria set out below, all interested parties should detail in their Expression of Interest submission the facilities they would seek to provide as part of their proposal and the number of jobs that the retirement village would provide (both full time and part-time).

The Mixed-Use Opportunity

The mixed-use element of St Martin's Park is divided into two areas. The eastern area extends to approximately 0.70 hectares (1.75 acres) and the western area extends to approximately 0.15 hectares (0.37 acres). Both mixed-use parcels are showed purple on the indicative masterplan attached to the sales particulars.

The eastern mixed-use area is proposed to comprise approximately 1,500 sqm (16,146 sq. ft) (GIA) of ground floor and 500 sqm (5,382 sq. ft) (GIA) of first floor commercial within B1 use (Office and Workshops) together with up to 20 apartments.

It is currently proposed that the western mixed-use area will comprise approximately 600 sqm (6,459 sq. ft) (GIA) of ground floor commercial

use of which 400 sqm (4,306 sq. ft) (GIA) is proposed to be a food/convenience store. The upper floors could either comprise an additional 650 sqm (6,997 sq. ft) (GIA) of commercial use or a small amount of commercial floorspace and an additional 5 apartments.

As with the employment land, interested parties will be required to address the point raised in the Employment Opportunities section above as part of their Expression of Interest submission for this part of the site.

Expression of Interest and Bidding Criteria

Expression of Interest submissions are, therefore, being sought from all interested parties who believe they will be able to adhere to the strict design parameters and controls that will be required as part of the development of this exceptional mixed-use opportunity.

All Expressions of Interest should provide the following information in order for the landowners and their professional advisors to assess the submissions against the bidding criteria.

Please note, interested parties are not to make contact with the Local Planning Authority at this time.

Financial Proposals

Given the indicative nature of the masterplan and the planning status of the site at this stage, it is not proposed that formal financial proposals are submitted. However, as part of the selection process headline offers are being sought on the basis of a gross land value per net developable acre for the proposed element of the site that parties are interested in acquiring.



Design Criteria

This is a key criteria for the landowners and all interested parties will be required to submit as part of their Expressions of Interest submission a statement setting out their proposed design philosophy having reference to the indicative design material and concepts that form part of the information provided.

It is also requested that parties provide an indicative sketch to demonstrate their design proposals as well as examples of sites they have successfully delivered to demonstrate their ability to develop a truly outstanding product and development where design is of paramount importance.

Sustainability and Environmental Credentials

Of equal importance to the landowners is the requirement for the selected developers to deliver a truly sustainable and environmentally friendly development which will meet the landowners requirements now and in the future. As such, interested parties are expected to set out their sustainability and environmental credentials and how they would propose to deliver these as part of the development of the site.

Jobs

Another important factor for both landowners is the creation of local jobs for local people. All interested parties should set out the number (both full time and part-time) of jobs that would be created by their development proposals and how local people and apprentices will be employed.

Although it is accepted that the residential element of the site may not deliver long-term jobs it will be an important criteria in selecting

the shortlisted parties and, therefore, parties are invited to set out their policies and how they will seek to employ local people on site and what their position is on employing apprenticeships.

Deliverability

The landowners expect the selected developers to deliver their aspect of the scheme in a timely and well-managed manner. Deliverability will, therefore, be a key factor in assessing the Expressions of Interest submissions and parties should set out their experience and ability to deliver a high quality development, working alongside other developers who will be on site at the same time.

Legacy

Clearly with the requirements to deliver a high quality, sustainable and environmentally friendly development, legacy is another very important factor for the landowners in judging who will be selected to the shortlist of bidders. Parties are invited to provide examples and case studies of sites that they have delivered that can clearly demonstrate the legacy that has been created.

Infrastructure

It is acknowledged that infrastructure delivery will be an important criteria for the successful purchasers and it is proposed that detailed discussions and an infrastructure delivery strategy will be agreed as part of the detailed tender process. However, interested parties are invited to submit their initial proposals and thoughts as part of their Expressions of interest submission.

Marketing Timeline

- Expressions of Interest submissions to be submitted by **12 noon on Friday 20th March 2020**.
- The landowners will assess all submissions

and will interview a selection of parties before determining the final shortlist of parties that will be invited to submit detailed tenders as outlined below.

- **Interviews will be held on Monday 6th and Tuesday 7th April** and parties should make themselves available if selected.
- **Week commencing 14th April** – the chosen shortlist of parties will be notified and will be invited to work up an informal tender for submission by **12 noon on Friday 5th June 2020**.
- The landowners and the full consultant team will be preparing the outline planning application for submission in **June 2020**. As part of this submission further detailed masterplans, layouts and technical reports will be prepared so that a full information pack will be available to the invited shortlist of parties to allow preparation of a formal submission setting out their financial offers and relevant terms for the acquisition of the relevant element of the site on a subject to planning basis.
- Further information and bidding guidelines and criteria will be provided as part of the detailed bidding process to the shortlist of parties.
- **June 2020** – the landowners and their professional advisors will assess the detailed financial proposals and submissions and will reserve their position to interview parties. The successful party will be notified, and Heads of Terms will be negotiated by the end of June.
- **July to October 2020** – legal due diligence and contract negotiations will take place with the intention that conditional contracts will exchange by the end of October.
- It is anticipated that a resolution to grant will be obtained by the **end of September**.

with the Section 106 being finalised by the **end of November**, so that outline planning permission can be issued.

- Contracts will go unconditional upon the expiry of the Judicial Review period which should occur in **January 2021** and so completion will be expected to occur by the **end of January 2021**.

Site Viewings

Parties are welcome to view the site from Barnack Road, but for security and safety reasons the former factory cannot be accessed.

Viewing days will be held on Wednesday 4th March, Wednesday 11th March and Wednesday 18th March between 10am and 3pm.

St Martin's Park Data Room

A comprehensive information pack can be downloaded from the dedicated web address below once you have registered:

https://sites.lsh.co.uk/St_Martins_Park



- Site boundary
- Commercial development
- Mixed use development
- Retirement village development
- Residential development

Rev	Date	Description	Initials
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PROJECT	St Martin's Park Stamford
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TITLE:	Masterplan
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SCALE:	1:1000 @A1
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DATE:	6 Feb 2020
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DRAWING No:	6178/SK23
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DRAWN BY:	FC
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0 10 20 30m



Perspective looking at crescent



Perspective looking at commercial area







Further Information

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or wish to make an inspection,
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