



EC9 Daventry South East Gateway
Allocated Site for B1 (B, C), B2 or B8 Uses
London Road, Daventry, Northamptonshire NN11 4ND



HOWKINS &
HARRISON

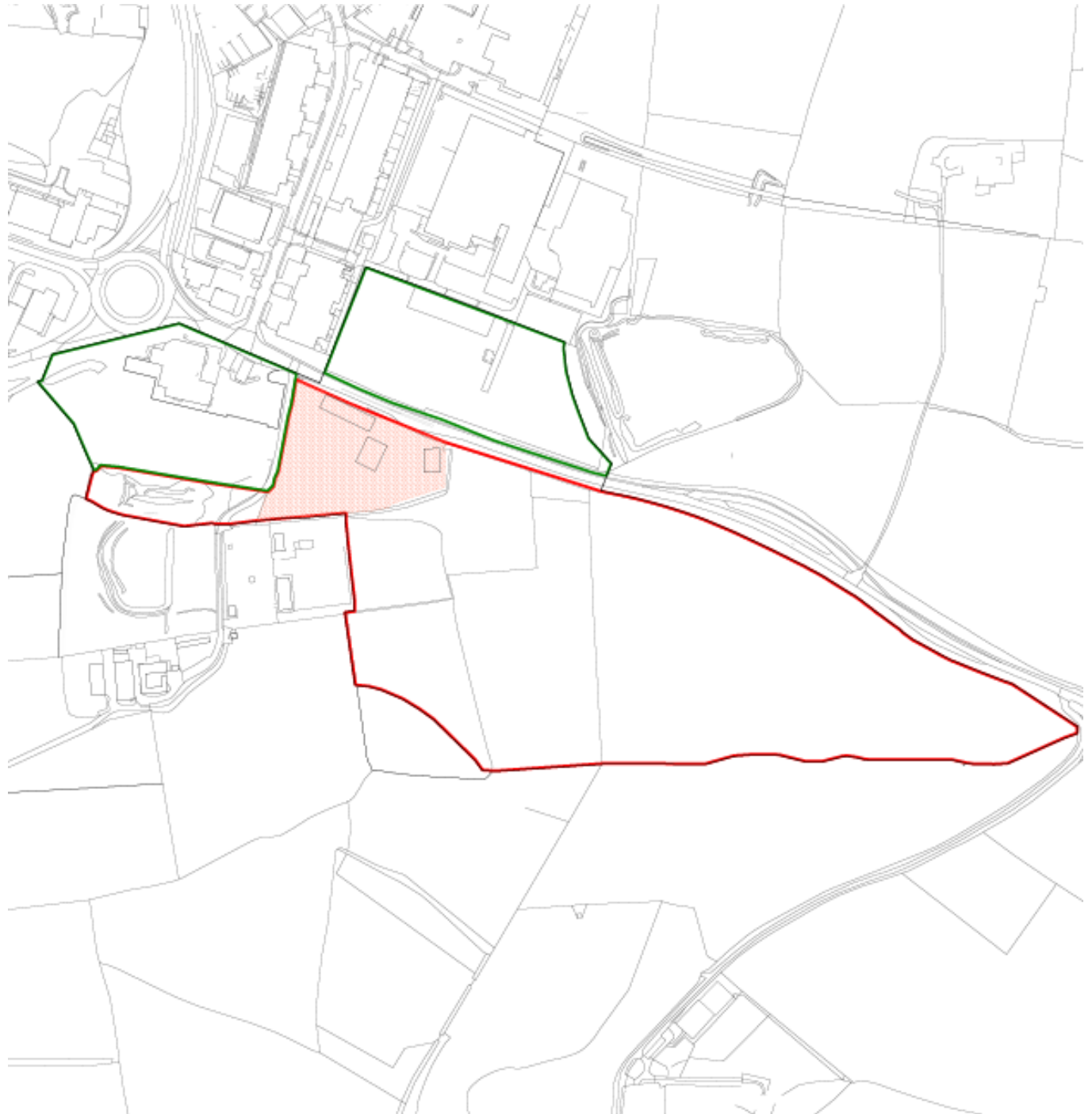
EC9 Daventry South East Gateway London Road, Daventry, Northamptonshire NN11 4ND

An opportunity to acquire the major portion of the southern part of the EC9 allocation, London Road, Daventry, Northants which is allocated in the Settlements & Countryside Local Plan (Part 2) adopted on 20th February 2020

The land available lies entirely to the south of the A45 and extends to approximately 25.33 acres, excluding Autogreen

Distances

- Daventry town centre 1 mile
- Junction 16 M1 6 miles
- Junction 18 M1 9 miles
- A14 14 miles
- M40 Junction 11 16 miles
- A5 3 miles





Description

The property is located on London Road, immediately to the east of existing employment areas of the town. The site comprises a major portion of the EC9 allocation known as the Daventry South East Gateway which was allocated by the former Daventry District Council, now West Northants Council under their Part 2 Local Plan adopted in February 2020.

The site provides an exciting opportunity for a purchaser/developer/promoter to acquire approximately 25.33 acres (10.25 hectares), excluding Autogreen, of allocated land which will provide for B1, B2 or B8 uses.

Details of the allocation from the Settlements & Countryside Local Plan are contained within the brochure and the site will provide for units up to a maximum of 10,000 sq m, 107,640 sq ft, ideal for the mid box market. The site has a long frontage to the A45 which provides the northern boundary of the site.

The landowners have been working collaboratively with officers at the former Daventry District Council/West Northants Council to help inform some initial parameters for the development to allow the site to be marketed. The landowners comprise four local families with a small portion owned by West Northants Council. The total gross acres for sale extends to approximately 25.35 acres (10.25 hectares) with the westernmost boundary formed by the Autogreen Automotive Recycling Centre, which is excluded from this area, shown hatched red on the site plan. This land belongs to another landowner who is seeking to relocate the Automotive Recycling business to another site within West Northamptonshire. The planning application for Autogreen's relocation is due to be submitted shortly and so further land following the relocation of Autogreen could be made available to the successful purchaser. Further additional land for green planting or development could also be made available.

The four landowners have provisionally agreed to gross equalisation as the basis of distribution of sales proceeds. West Northamptonshire Council owns a small part of the site and is not part of the landowner group; it will need to satisfy the legal obligations on land transactions it is subject to. It is willing, however, to engage positively with prospective partners and seek to find a suitable solution.

Location

Daventry town is located within 6 miles of M1 J16, the site is 9 miles to M1 J18, 14 miles to A14, 16 miles to M40 J10 and 3 miles to A5.

Planning

The EC9 Daventry South East Gateway was allocated under the Settlements & Countryside Local Plan (part 2) for Daventry dated 20th February 2020. Details of the EC9 Daventry South East Gateway allocation is set out on the following page.

EC9 Daventry South East Gateway – Adapted under the Local Plan (Part 2) February 2020

A. The EC9 South East Gateway allocation provides an opportunity for regeneration and renewal for Daventry town to enhance the employment opportunities and provide a high quality environment.

B. Development proposals for the South East Gateway should be informed by a Masterplan agreed by the Council as local planning authority and should:

- i. Provide for B1 (b, c), B2 or B8 uses or uses ancillary to these uses; and
- ii. Provide a mix of unit sizes not exceeding 10,000 sq m; and
- iii. Incorporate high quality design to optimise the layout of the site; and
- iv. Enhance the gateway into the town along the A45; and
- v. Demonstrate that they respond to the local landscape and its features; and
- vi. Mitigate any impact on biodiversity; and
- vii. Be sympathetically designed to mitigate the impact on the setting of Burnt Walls and Borough Hill Scheduled Monuments and the non-designated John of Gaunts Castle and Daventry Wood Farm; and
- viii. Retain the openness of the area shown as a heritage buffer on the Policies Map in perpetuity to sustain the significance and setting of the Burnt Walls Scheduled Monument. Proposals for positive and appropriate land management and works that would better reveal the significance of Burnt Walls will be supported; and
- ix. Be informed by an archaeological evaluation and mitigation strategy to understand the potential and significance of the remaining archaeological resource and to reduce or remove potential impacts; and
- x. Integrate with The Marches Strategic Employment Area; and
- xi. Provide walking and cycling links from the Gateway to The Marches Strategic Employment Area and also the nearby residential areas; and
- xii. Set out further details of any required mitigation relating to water and water recycling infrastructure and any necessary phasing arrangements; and
- xiii. Ensure that suitable access is safeguarded for the maintenance of water supply infrastructure.

C. To assist with the regeneration of the South East Gateway proposals for the relocation of the vehicle recycling facility will be supported where it can be demonstrated that all of the following criteria are met at the proposed new site:

- i. No significant adverse impact on the local landscape and heritage assets
- ii. Good access to the strategic highway network;
- iii. No significant adverse impact on amenity of existing residents;
- iv. No harm to the form, character and setting of an existing settlement 99.

Once development has taken place on this site, policy EC4 will apply. The South East Gateway allocation is defined on the Daventry Town inset map.

Development Opportunities

The vendors have instructed Howkins & Harrison to find a development partner to take the site through the planning process following the preparatory work that has been undertaken by the vendors. The vendors would consider the following.

1. Unconditional freehold sale, based on the allocation
 2. Conditional sale subject to planning
 3. Unconditional freehold sale with overage payment
 4. Promotion of the site
 5. An option to purchase
- The interested parties are required to submit their detailed proposal for further consideration by the vendors and details of the bid date will be confirmed in due course
 - Interested parties will be required to complete a bid proforma with the following details: details of their financial offer, proposed discounts, planning costs, timescale, planning team, legal representatives, relevant experience and proof of ability to proceed/fund the planning application/purchase. The bid proforma will be sent out once the bid date has been confirmed

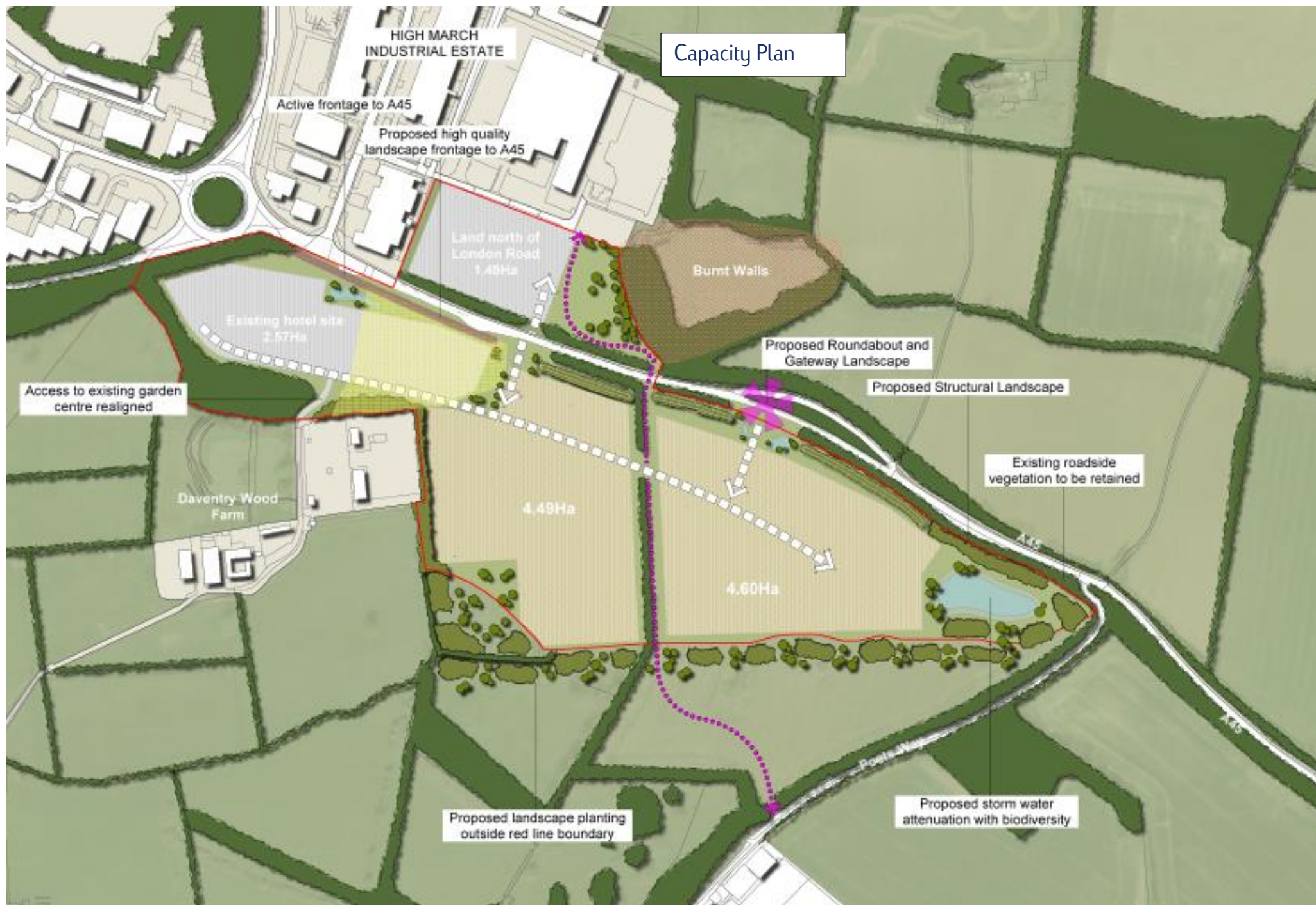
Following receipt of the proposals the landowners will seek to interview shortlisted prospective parties and consider how the site will be best dealt with.

In addition to the purchase price development proposal, the purchaser will be required to pay historic costs of the landowners in securing the allocation and subsequent discussions, post allocation, with Daventry District/West Northants Council by Howkins & Harrison in the sum of £100,000. In addition, reimbursement of all the technical work that has been undertaken to date, which is set out further on page six together with the costs. The purchasers will also contribute towards the vendors' reasonable legal and accountancy costs for the sale.

Interested parties should also set out details of how the site is intended to be marketed post planning approval to find occupiers and marketing of the completed units following construction.

The agents have received occupier interest in the site, two specific requirements, one for 100,000 sq ft and one for 60,000 sq ft.

Capacity Plan



Data Room

A data room has been set up and access can be provided to interested parties upon request. The data room will contain the following information, some of which is only indicative and has no formal endorsement from West Northants Council.

- EC9 allocation extract from the local plan
- Indicative draft masterplans
- Technical information to include highways report, highways plans, ecology report, detailed archaeology report and intrusive survey details
- Topographical survey

The following sums will be reimbursed by the successful party to the landowners as follows. All costs shown below are exclusive of VAT which will be added to the final charges.

Survey	Company	Cost ex. VAT
Topographical Survey	Greenhatch	£2,495.00
Ecology Walkover Technical Note	FPCR	£1,135.00
LVA Technical Note	FPCR	£1,541.66
Archaeological Survey	Cotswold Archaeology	£19,280.00
Highways Drawings	Walker Engineering	£500.00
Illustrative Masterplan, Parameters Plan & Red Line Plan	FPCR	£2,581.25
Securing of allocation & consultee services	FPCR	£892.50
LVA services & review of DCC	FPCR	£132.50
Consultancy for clients & DCC	FPCR	£2,118.00
Mapping	FPCR	£336.41
Site Sections & revisions	FPCR	£1,696.00
3D model for Wirelines/Photomontages	FPCR	£675.00
Plans	FPCR	£612.00
Total		£33,995.32 + VAT

General Information

Possession & Tenure

Vacant possession will be given upon completion.

The property will be available freehold.



VAT

The property will not be subject to VAT.

Discussions with West Northants Council

Following the allocation and during the Covid pandemic, the agents have entered into discussions with Daventry District now West Northants Council to help inform the production of an indicative masterplan. A number of indicative masterplans were provided but not formalised and West Northants Council is unable to provide any formal commentary on an individual scheme but those discussions have informed a number of assumptions, alongside the requirements of policy EC9, which developers will consider when making their bid.

1. The position of the roundabout on the A45 is assumed to be correct which will allow for the purchaser to design a scheme with a means of access being shown in an approximate position.
2. Green planting to the south of the site is likely to be acceptable outside the red line to maximise the net developable area.
3. The heights of the buildings approved will be commensurate to their size and demand but generally the heights will decrease when heading from west to east along the A45 and need to be sympathetic to the landscape.
4. Any development must be sympathetic and demonstrate an understanding of the Burntwalls and Borough Hill Schedule of Monuments which sit opposite the site, John of Gaunts Castle and Daventry Wood Farm which lie to the south and west of the site.
5. Landscape and visual impact of any scheme will be an important factor in West Northants consideration of any planning application.
6. Internal roads will need to minimise disruption to any existing internal hedge boundaries which should be retained, where possible, within the site.
7. It is accepted that the creation of plateaus within the scheme will involve earth works with the intention that soil is reused entirely on site.
8. The proposed permissive footpath shown running to the south through the vendors' retained land is indicative only.
9. The successful purchaser/developer will expect to undertake a formal pre-app with West Northants Council prior to submission of any planning application and will engage positively with the West Northants planning team to ensure that an acceptable design is achieved.
10. The landowners will work collaboratively to ensure delivery of the site with access provisions where required.
11. The site currently being offered can come forward before the relocation of the Autogreen Recycling Centre takes place and unrestricted access is to be provided to the Autogreen site and maintained to the Dennett's Garden Centre.



Services

Mains water, gas and electricity connections are believed to be in the public highway outside of the site and therefore there are not envisaged to be any third party land costs to provide service connections. Copies of service plans will be in the data room and service connection quotes are being sought and will be made available in the data room. If these are not available before the bid date purchasers will need to make assumptions on the service connection costs

Rights of Way

It is believed no footpaths or bridleways currently cross the site.

Overhead electricity wires cross the property which are subject to a wayleave.

The proposed masterplan shows a new footpath linking the site to Poets Way, which crosses land outside the site belonging to one of the vendors. Rights of way will need to be retained to the Dennett's Garden Centre, the Dennetts family are including land within the scheme.

Plan, Area & Description

The plan, area and description are believed to be correct in every way, but no claim will be entertained by the vendor or the agents in respect of any error, omissions or misdescriptions. The plan is for identification purposes only.

Title Numbers

The property is registered under a number of title numbers which include the following:

NN230817, NN293541, NN262363, NN136809, NN198811, NN136809.

Copies of the LR documents and plans are in the data room.

Local Authority

West Northants Council 0300 126 7000

Western Power 0800 096 3080

Anglian Water 0345 791 9155

National Grid 0121 424 8000

Transco 01733 897940

Viewing

At any reasonable time with a copy of the brochure to hand.

Contact

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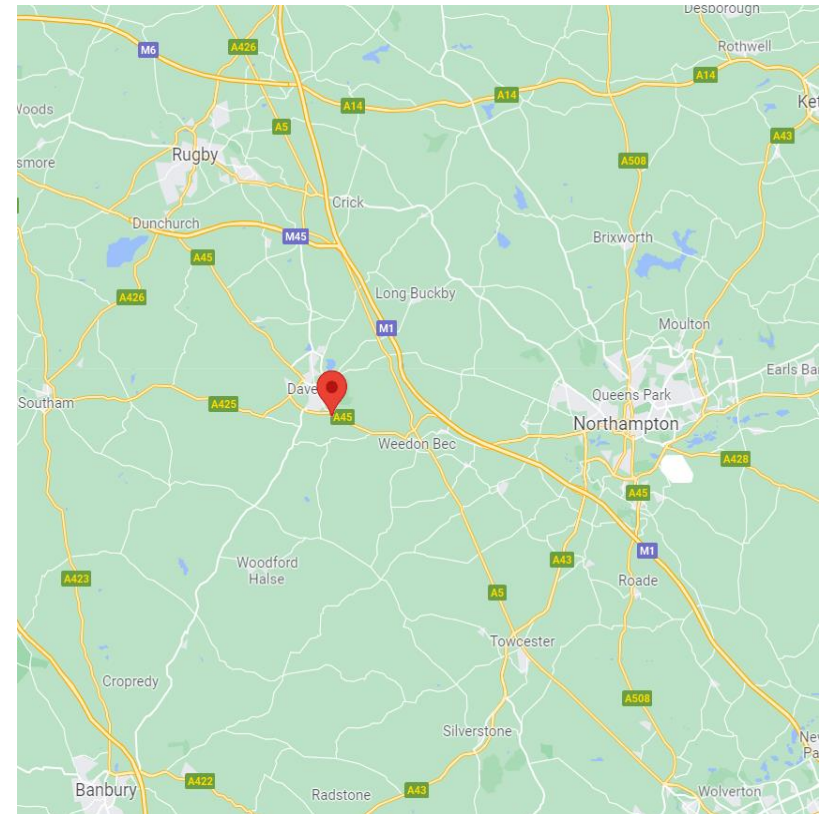
Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)

Vendor Solicitor

Lodders Solicitors, Number Ten, Elm Court, Arden Street

Stratford upon Avon CV37 6PA / Mark Miller

01789 206153 or 07393 015608 mark.miller@lodders.co.uk



Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



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