

**CODY ROAD .WATERBEACH.CB25 9LS**

**RESIDENTIAL DEVELOPMENT OPPORTUNITY**

**Land extending to approximately 4.4 acres with full  
planning permission for 60 units**

**BASIS OF SALE**

**For Sale by Informal Tender**

**Offers due by 12 noon, Friday 15<sup>th</sup> August 2014**

## **CONTENTS**

- 1. INTRODUCTION**
- 2. DESCRIPTION**
- 3. PLANNING & INFORMATION PACK**
- 4. METHOD OF SALE**
- 5. OFFERS**
- 6. TIMETABLE FOR SALE**



## 1. INTRODUCTION

We are pleased to offer for sale this residential development site at Cody Road, Waterbeach

The site has full planning permission for 60 units with 40% Affordable Housing.

This document is intended to provide information for prospective purchasers and a framework for offers.

## 2. DESCRIPTION

The site at Cody Road extends to approximately 4.4 acres and is situated to the north of Waterbeach village centre

The site is located within a 15 minute walk of the railway station which provides easy access to London King's Cross (1 hour) and Cambridge (8 minutes). In addition to the rail service, there are two bus stops on Cody Road providing services to Cambridge City Centre, the Science Park and Ely.

## 3 PLANNING & INFORMATION PACK

The site has the benefit of full planning permission for 'Erection of 60 dwellings including 40% affordable housing, access, car parking & associated works, open space, landscaping & a children's play area' as per planning application S/0645/13/FL.

We assess the S.106 contributions to be £521,411.87 in total, however prospective purchasers should satisfy themselves that this is correct and also as to when each element is due.

Prospective purchasers should note that there is the option to either provide access through to the existing 'Cam Locks' development to the west of the site as outlined under condition 23 or pay a contribution under a unilateral undertaking of £2,500 towards off site works to complete the footpath.

Full details of the planning permission together with all other technical information are available via a dedicated dataroom website held at [www.manoroakhomes.co.uk](http://www.manoroakhomes.co.uk)

The website is password protected and interested parties should contact the sales agents for further information on this.

A ground investigation is currently underway and the results of this are expected by the end of August. Should this be available prior to the closing date, interested parties will be informed. Notwithstanding this, bids should outline assumptions on ground and foundation design including any deeper foundations around the trees as shown on the topographical survey.

All planning documents are available on the South Cambridgeshire District Council website, [www.scambs.gov.uk](http://www.scambs.gov.uk).

#### 4 METHOD OF SALE

Interested parties are invited to make unconditional offers for the freehold of the site with vacant possession upon completion.

Prospective purchasers will be required to exchange unconditional contracts within 28 days of draft documentation being submitted by the vendor's solicitor. Completion of the sale shall take place 28 days after exchange of contracts.

The successful purchaser will be required to complete due diligence between acceptance of offer and exchange of contracts as conditions will not be permitted with the contract.

The vendors are seeking a 10% deposit on exchange of contracts, with the remainder of the purchase price paid on completion.

Prospective purchasers will be expected to have obtained Main Board Approval prior to submitting their bid; confirmation of this should be stated within the submission document.

Bids should outline the expected cost for implementing the surface water drainage solution as shown from points A-B on the plan attached (ref FRA08).

#### 5 OFFERS

Offers are invited for the whole site on the basis of an informal tender.

Offers should be received by **12 noon on Friday 15<sup>th</sup> August 2014** and clearly marked "Cody Road Informal Tender".

Offers should be submitted by email to:-

Rob Harrison                      [rjh@januarys.co.uk](mailto:rjh@januarys.co.uk)

Offers should include the following information:

- i) Identity of the purchaser.
- ii) The purchase price (excluding VAT) and payment profile. (The vendor is seeking a 10% deposit on exchange of contracts with the remainder paid on completion).
- iii) Level of due diligence undertaken
- iv) Purchasers should identify and quantify the cost of implementing surface water drainage.
- v) Confirmation of availability and source of funding.
- vi) Confirmation of level of Board Approval for the offer submitted

## **6 TIMETABLE FOR SALE**

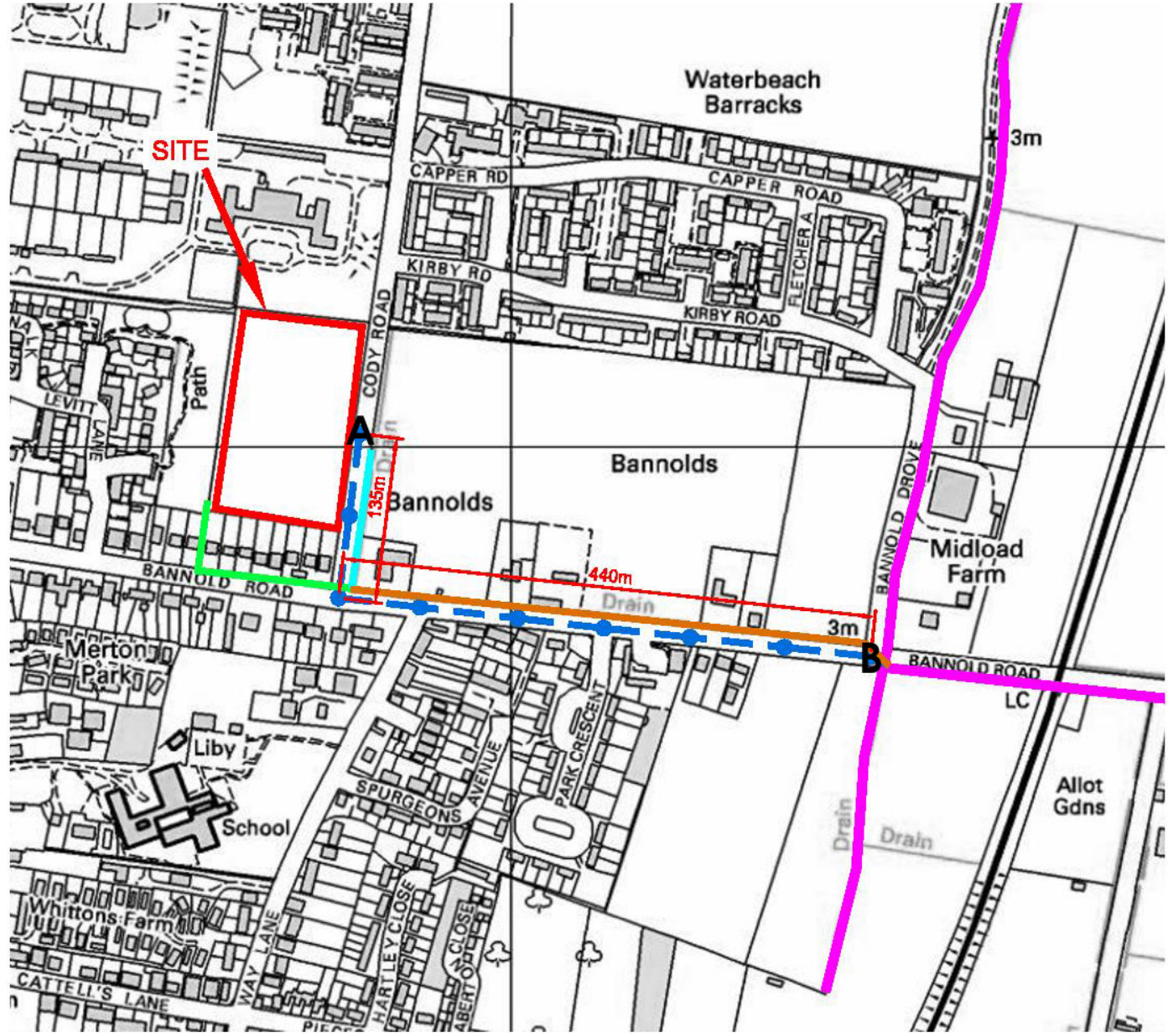
Site Released to Market	30 <sup>th</sup> June 2014
Date for Offers	12 noon 15 <sup>th</sup> August 2014
Interviews for shortlisted bidders	August 2014 – Date to be confirmed
Select preferred purchaser and Agree Heads of Terms	Within 3 working days of interview
Exchange of Contracts	Mid to end September 2014
Completion of contracts	October 2014

**E&OE**

Client		MANOR OAK HOMES		Date	March 2014	
Project		PROPOSED RESIDENTIAL DEVELOPMENT CODY ROAD, WATERBEACH		Drawn by	MA	
Title		SW Drainage Soln Op 3 - Piped		Checked by		
Project ref	Q6343PP	Drawing no.	FRA08	Revision	Scale at A4 1:500	



T: (01604) 781811 E: mail@jppuk.net  
F: (01604) 781999 W: www.jppuk.net



**Key**

- Waterbeach Internal Drainage Board's - Drains / Watercourses
- - - SW Route 3 - Piped Solution