
Residential Development Opportunity

For Sale by Informal Tender



Indicative Redline Plan

Land South of Main Street, Witchford, Cambridgeshire, CB6 2HT

With outline planning permission for up to 46 residential units

Unconditional offers invited by 12 noon on Friday 3rd August 2018

manor
oak
HOMES



Contents

1.	INTRODUCTION	1
2.	LOCATION	1
3.	DESCRIPTION	2
4.	ACCESS	2
5.	PLANNING	2
6.	TECHNICAL	4
7.	TENURE / VACANT POSSESSION	7
8.	OVERAGE	7
9.	RIGHTS OF WAY	7
10.	VIEWINGS / MEETING WITH SAVILLS	7
11.	BIDS	7
12.	TIMING	8
13.	VAT	8
14.	IMPORTANT NOTICE	8
15.	FURTHER INFORMATION	8

Appendices

APPENDIX 1: Information Pack Index

1. INTRODUCTION

On behalf of the Landowner and Manor Oak Homes, Savills (UK) Ltd ('Savills') is pleased to offer for sale the freehold interest in the land south of Main Street, Witchford, Cambridgeshire (hereafter referred to as 'the Property').

The Property comprises grassland, extending to approximately 1.97 ha (4.86 acres). The Property benefits from an outline planning permission for up to 46 residential dwellings (including 30% affordable housing), together with associated public open space, landscaping, highways and drainage infrastructure works. All matters are reserved apart from means of access.

The method of disposal is by informal tender and the deadline for bids to be submitted is **12 noon on Friday 3rd August 2018**. Interviews will be held on **Wednesday 8th August 2018** and we ask that all bidders ensure that they are available on this day.

Preference will be given to clean **unconditional bids** and to parties who can clearly demonstrate they have undertaken full analysis of the site and understood all of the obligations to be placed upon them.

The full Information Pack can be found at www.savills.com/landsouthwitchford. An index of the documentation included is provided at **Appendix 1**.

2. LOCATION

The Property is located to the west of Witchford, to the south of Main Street. Witchford is a village in east Cambridgeshire, situated 3.3 km (2.1 miles) west of Ely, 20.8 km (12.9 miles) north of Cambridge and 26.8 km (16.7 miles) east of Huntingdon.

Witchford is a small village with local amenities comprising a local shop, parish church and Baptist chapel, Witchford Village College and the Village Inn pub. Rackham C of E Primary school is located 900 metres east of the Property, and has an Ofsted rating of 'good'. Witchford benefits from good connections with the A142 running to the north of the village providing direct links to Ely in the east. The A10 runs to the east of the village providing direct links to Downham Market to the north and Cambridge to the south.

The nearest railway station is located in Ely, approximately 4.9 km (3.1 miles) east of the Property. Ely railway station provides direct services to Cambridge in an average journey time of 16 minutes. From the 2011 census, Witchford has an estimated population of 2,385.

A location plan is found below:

Residential Development Opportunity

Land South of Main Street, Witchford, Cambridgeshire



3. DESCRIPTION

The Property comprises three grassland fields, extending to approximately 1.97 ha (4.86 acres). Main Street runs along the northern boundary. The Property is also bound by residential dwellings on West End Close to the east, an existing dwelling house to the west and open countryside to the south.

4. ACCESS

Vehicular access will be provided directly off Main Street, which is an adopted highway.

5. PLANNING

The Property falls in the jurisdiction of East Cambridgeshire District Council, and benefits from the following planning permission.

Ref.	Decision Date	Description	Decision
17/0026 1/OUM	TBC	Erection of up to 46 dwellings, together with associated public open space, landscaping, highways and drainage infrastructure works.	Granted

A copy of the planning application documents can be found in the online Data Room at www.savills.com/landsouthwitchford or sourced from East Cambridgeshire District Council website under the above planning reference.

A indicative layout plan can be found below:



Section 106

The Section 106 is in the process of being signed and will be uploaded onto the dataroom when complete. We understand that the following contributions are sought:

- Wheelie Bin Contribution – £43 per dwelling (£1,978)

Total contribution of up to £1,978.

Community Infrastructure Levy (CIL)

CIL is a planning charge introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area.

ECDC adopted CIL in 2013 with a rate of £90 per square metre, subject to indexation and policy changes.

We understand that CIL would be payable, and recommend that interested parties undertake their own enquiries in relation to the CIL liability arising from development on this site.

6. TECHNICAL

A comprehensive technical Information Pack has been put together and made available to all parties. We advise that any purchasers make themselves fully aware of the wider reports and make themselves comfortable with the content therein.

Arboricultural Tree Schedule

An Arboricultural Tree Schedule, conducted by First Environment Limited (August 2016), can be found in the dataroom. The Tree Schedule identifies three trees on the northern boundary with Tree Preservation Orders (T9, T10 and T11).

Archaeological Reports

Thames Valley Archaeological Services conducted an Archaeological Desk-Based Assessment (November 2016). The report concludes;

“The agricultural use of the proposal site is unlikely to have caused significant ground disturbance and any below-ground archaeological deposits, should they have been present, are likely to have survived relatively intact. It is considered that further information from field observation may be required to establish the archaeological potential of the proposal site.”

Thames Valley Archaeological Services subsequently undertook a further Archaeological Evaluation (September 2017). The report concludes;

Residential Development Opportunity

Land South of Main Street, Witchford, Cambridgeshire



“The trenches show a reasonably focused area of archaeological potential confined to the southern area of Field 1 consisting of Iron Age, Roman and medieval ditches and gullies, a possible Roman ditch terminus and undated features. The curving Iron Age ditch in trench 11 may represent a structure or a small enclosure, whereas the remaining features probably reflect field boundaries and paddocks typical of low-status rural settlements. Although no charred plant remains were encountered, animal bone survived in many features. The remainder of the site appears to have little archaeological potential.”

Flood Risk Assessment

JPP Consulting conducted a Flood Risk Assessment (January 2017). The report concludes;

“The site is located within Flood Zone 1 and is shown to be at low risk of flooding from surface water, groundwater, sewers, rivers and seas and artificial sources such as reservoirs. The proposed drainage strategy will comprise a piped network with attenuation provided in detention basin. [...] Foul water will be discharged to Anglian Water’s sewers located within Main Street.”

Incoming Services Appraisal

JPP Consulting updated the Incoming Services Appraisal (November 2017). The report concludes;

Service	Provider	Notes	Quote
Drainage	Anglian Water	No assets within boundary	£0
Water Supply	Anglian Water	No assets within boundary	£64,600
Electricity	UK Power Networks	No assets within boundary	£40,000
Gas	GTC	125 PE LV gain main along site’s northern boundary	£30,764,52
Telecommunication	BT Openreach	No assets within boundary	£0

Both Incoming Services Appraisal reports can be found on the data room.

Phase One Ground Investigation Desk Study Report

A Phase One Desk Study Report was undertaken by Environmental Management Solutions (June 2017). The report concludes;

Residential Development Opportunity

Land South of Main Street, Witchford, Cambridgeshire



“The majority of the site has low potential for the presence of soil contamination. However, two small areas associated with small former buildings present a greater level of risk as the presence of small fragments of asbestos cement debris has been noted. EMS recommend that an intrusive investigation of the site is undertaken to confirm the nature and contamination status of the soils.”

Intrusive Ground Investigation Report

Environmental Management Solutions conducted a Intrusive Ground Investigation Report (June 2017). The report concludes;

“A 0.3 m layer of topsoil overlying firm and stiff slightly gravelly clays of the Oadby Member. Stiff clay of the Kimmeridge Mudstone Formation is present beneath the Oadby Member. No elevated concentrations of contaminants recorded in any of the samples tested. Small fragments of asbestos cement identified on ground around both former buildings. Hand pick of asbestos cement will be required, followed possibly by removal of small volume of soil. No remedial measures considered necessary in the remainder of the site. [...] Traditional strip or trench fill foundations on the firm and stiff clay soils will be appropriate. [...] Soakaway drainage will not be appropriate due to the cohesive and effectively impermeable nature of the soils.”

Landscape & Visual Impact Assessment

Aspect Landscape Planning conducted a Landscape & Visual Impact Assessment (January 2017). The report concludes;

“It is considered that the application site and receiving environment have the capacity to accommodate the proposals. The proposals will not result in significant harm to the landscape character or visual environment, and, as such, it is considered that the proposed development can be successfully integrated in this location.”

Preliminary Ecological Appraisal

First Environment Limited conducted a Preliminary Ecological Appraisal (August 2016). The report concludes;

“Taking all the evidence into account, the proposed development of the land at Main Street, Witchford, is unlikely to impact significantly on wildlife if the appropriate further surveys and mitigations measures are carried out and will not lead to a significant loss of habitat in the area.”

7. TENURE / VACANT POSSESSION

The land will be sold freehold with vacant possession. A copy of the land registry documentation can be found in the Information Pack.

The Landowner will retain a 1 metre ransom strip on the southern and western boundary and any potential purchaser will be expected to bring an adoptable road and services to the boundary.

8. OVERAGE

A planning overage provision on a per unit basis is required to be included as part of all offers.

9. RIGHTS OF WAY

The Property will be sold subject to and with the benefit of all rights, covenants and agreements and declarations affecting the Property.

10. VIEWINGS / MEETING WITH SAVILLS

Savills will be arranging a viewing day in due course. Details to follow.

11. BIDS

Savills are instructed to place the Property on the market with a view to selling the entire Property at the best consideration on preferably an **unconditional basis plus planning overage basis**.

Offers are to be received by **12 noon on Friday 3rd August 2018** and sent in a sealed envelope to Savills, Unex House, 132-134 Hills Road, Cambridge, CB2 8PA. The envelope should be marked "Land south of Main Street, Witchford - TPF".

E-mail offers will be acceptable, addressed to tfraser@savills.com

The vendor will not be bound to accept the highest or indeed any offer and may withdraw the property from the market at any time.

Bid Submission

The following is to be submitted as part of any bid:

Residential Development Opportunity

Land South of Main Street, Witchford, Cambridgeshire



- Confirmation that the purchase will be unconditional;
- Confirmation of the planning coverage on a per unit basis;
- Confirmation of the proposed scheme to include mix and house types;
- Outline of board approval process;
- Proof of funding;
- Details of solicitors to be instructed;
- Details of the anticipated purchase timetable;
- Confirmation that a 10% non-refundable deposit will be paid on exchange of contracts;
- Details of track record and any nearby land interests;
- Purchaser to provide a legal undertaking to cover reasonable abortive professional costs.

12. TIMING

The method of disposal is by informal tender and the deadline for bids is **12 noon on Friday 3rd August 2018**. Interviews will be held on **Wednesday 8th August 2018** and we ask that all bidders ensure that they are available on this day.

As part of the Heads of Terms process, we will set out a detailed timescale for exchange and completion. This will include a series of legal meetings to ensure the timetable is achieved.

13. VAT

Please note that VAT **will** be charged on the sale of the Property.

14. IMPORTANT NOTICE

Savills and the vendors give notice that (i) these particulars are produced in good faith and are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intended purchaser should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them; and (ii) no person in the employment of the agents, or the vendors has authority to make or give any representation or warranty whatever in relation to this property, (iii) intending purchaser seeking to rely on any survey, report assessment or statement produced for the vendors by any third party must make their own arrangements with the relevant third party.

Please be aware that all plans are subject to the purchaser's surveys and due diligence.

15. FURTHER INFORMATION

Residential Development Opportunity

Land South of Main Street, Witchford, Cambridgeshire



The full Information Pack relating to the entire Property can be found within the online Data Room, accessed at www.savills.com/landsouthwitchford and an index is provided at **Appendix 1**.

Please ensure that in the first instance all enquiries are made to one of the individuals dealing with the sale:

Tom Fraser
tfraser@savills.com
01223 347038

Rebecca Saunders
Rebecca.saunders@savills.com
01223 347271

Savills (UK) Ltd
Unex House
132 - 134 Hills Road
Cambridge
CB2 8PA

APPENDIX 1 – INFORMATION PACK INDEX

PLANNING

- Additional Application Information
- Application Form
- Committee Report
- Design & Access Statement – Part 1
- Design & Access Statement – Part 2
- Main St Witchford - Schedule of Accommodation
- Planning Statement
- Screening Response – February 2017
- Site Notice
- Statement of Community Involvement
- SUPERSEDED Location Plan A 1618 EX100 A
- SUPERSEDED Site Location Plan A 1618 EX100
- Supporting Plan (PL100 rev B).PDF
- Witchford - ATA Proposed Masterplan (161017).dwg

TECHNICAL

- Access and Drainage (E01A).dwg
- Access and Drainage (E01A).PDF
- Arboricultural Tree Impact Assessment – August 2016
- Arboricultural Tree Impact Assessment Plan (5591 FE TCP 01).PDF
- Arboricultural Tree Impact Assessment Plan (5591 FE TL 01).PDF
- Archaeological Evaluation – September 2017
- Design Stage Site Waste Management Plan
- Drainage strategy (FRA03A).PDF
- Exploratory Hole Location Plan – May 2017
- Exploratory Hole Log
- Facilities Plan (TA02A).PDF
- Facilities Plan, accident data (TA02A/TA06).dwg
- Flood Risk Assessment - Part 1
- Flood Risk Assessment Plan - Part 2
- Impermeable Area (FRA02).PDF
- Impermeable Area (FRA02/FRA03A).dwg
- Incoming Services Appraisal – January 2017
- Intrusive Ground Investigation Report – June 2017
- Landscape Impact Assessment 6077.LVIA.002.DV
- Phase 1 Ground Investigation Desk Study – June 2017
- Preliminary Ecological Appraisal – August 2016
- Topographical Survey (1215 1883 1).dwg
- Topographical Survey (1215 1883 1).PDF

Residential Development Opportunity

Land South of Main Street, Witchford, Cambridgeshire



- Transport Assessment - Part 1
- Transport Assessment - Part 2
- Updated Incoming Services Appraisal – November 2017

LEGAL

- Titles and Registers
- BT Search.PDF
- Chancel Check.pdf
- Water & Drainage Search.pdf
- Electricity Search.pdf
- Gas Search.pdf
- Index Map Search.pdf
- Local Search.pdf
- Sitecheck.pdf
- Search of the Index Map.pdf
- Highways Authority Search