

CODY ROAD .WATERBEACH.CB25 9LS

RESIDENTIAL DEVELOPMENT OPPORTUNITY

**Land extending to approximately 3.6 acres with outline planning
permission for 36 units**

BASIS OF SALE

For Sale by Informal Tender

Offers due by 12 noon, Friday 16th January 2015



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1. INTRODUCTION

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

The site has recently received resolution to grant outline planning permission for 36 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 3.6 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 recently received resolution to grant outline planning permission for the "residential development of up to 36 dwellings (Class C3), including affordable housing, access, car parking, open space, landscaping" as per South Cambridgeshire District Council application S/1907/14/OL.

The vendor has entered into an option-of easement with the purchasers of the site on the west of Cody Road which will provide connection rights into the surface water drain in Cody Road or Bannold Road for £100,000 plus VAT. Purchasers are requested to confirm that they have included this cost within their offer. A copy of the draft agreement will be available to the purchaser prior to exchange of contracts.

Full details of the planning permission together with all other technical information are available via a dedicated dataroom at www.manoroakhomes.co.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.

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 16th January 2015** and clearly marked "Cody Road Informal Tender".

Offers should be submitted by email to the joint agents:-

Rob Harrison rjh@januarys.co.uk

Or

Robert Fairy robert.fairey@brown-co.com

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 and any assumptions on abnormal costs.
- iv) Confirmation of availability and source of funding.
- v) Confirmation of level of Board Approval for the offer submitted

6 TIMETABLE FOR SALE

Site Released to Market	10 th December 2014
Date for Offers	12 noon Friday 16 th January 2015
Interviews for shortlisted bidders	January 2015
Select preferred purchaser and Agree Heads of Terms	January 2015
Exchange of Contracts	Early to mid-February 2015
Completion of contracts	March 2015

7 IMPORTANT NOTICE

Januarys and Brown & Co for themselves and for the vendors or lessors of this property, whose agents are, given notice that:

- These particulars are set out as a general guide only, for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
- All descriptions, dimensions, references to conditions and necessary permissions of use and occupation, and other details are given without responsibility, and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All floor areas and other measurements are approximate.
- No personnel within the employment of Januarys has any authority, either orally or in writing, to make or give any representation nor warranty whatsoever in relation to this property.
- Unless otherwise stated all rents and figures quoted are exclusive of VAT which may be payable in addition.
- The Vendors have undertaken investigation into soil/environmental conditions. Copies of the reports are included within this Information Pack, however this should be regarded as for information purposes only. Prospective purchasers must satisfy themselves as to the accuracy or otherwise as to the contents of these reports.