

# Land at Gray's Lane, Hitchin, SG5 2HN

## Unconditional Offers for the Freehold Sought Residential Development Opportunity



(Source: Proposed Site Plan Rev-R)



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## Executive Summary

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Savills (UK) Ltd has been retained by the landowner to market The Land at Gray's Lane, Hitchin ("the Property").

### The Opportunity

| Key Summary   |
|---|
| ▪ Edge of settlement location, situated within an attractive mature plot                |
| ▪ Approximately 2.19 hectares (5.41 acres)  |
| ▪ Resolution to grant for development of 47 dwellings (22/03092/FP)                     |
| ▪ 40% affordable housing (19 dwellings)   |
| ▪ Proposals submitted no later than <b><u>12 noon 16<sup>th</sup> February 2024</u></b> |

### Location

Hitchin is a market town located at the intersection of the A505 and A602 in the county of Hertfordshire approximately 52 km (32 miles) north of Central London. Hitchin has a number of local facilities and good quality schools and as a result is a sought after area for family housing.

### Planning

The Property has achieved resolution to grant full detailed planning permission for the erection 47 dwellings together with associated car parking, open space and new access from Gray's Lane with provision for 40% affordable housing.

### Access

Access currently provided via gate in the south-eastern corner of the site, with vehicular access provided directly off Gray's Lane.

An access agreement exists between the Vendor and a third party landowner which facilitates full access and connection in to the public highway.

### Method of Sale

Offers are being sought via informal tender for the freehold interest in the property – proposals are to be submitted by **12 noon 16<sup>th</sup> February 2024**.

### Sales Information

Further information is available on the Manor Oak dataroom, which is password protected:  
[Gray's Lane, Hitchin - ManorOakHomes](#)

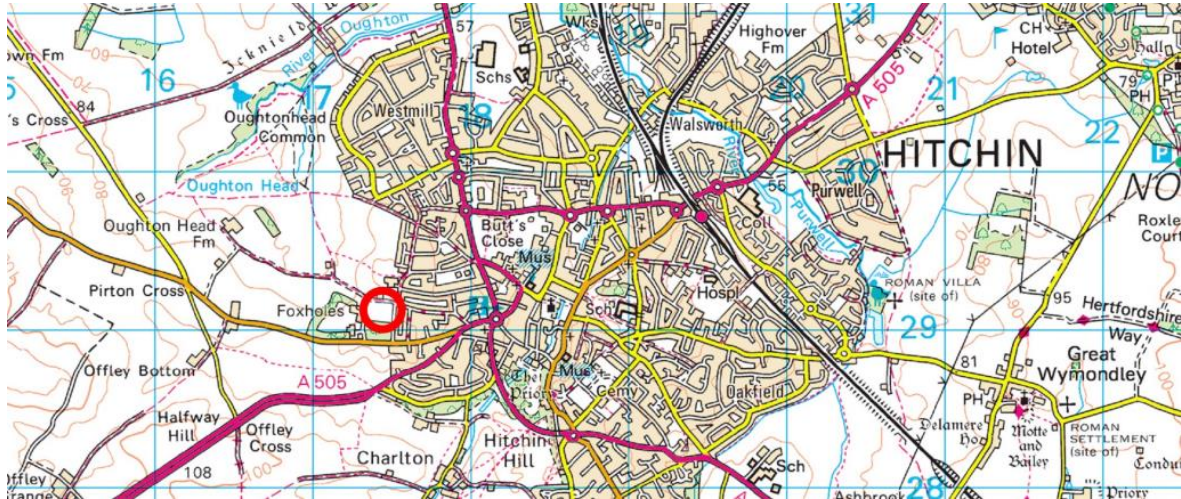
*n.b. Several documents will be added to the dataroom in due course, including: finalised officer report, delegated consent including finalised planning conditions and finalised Section 106.*

# 1. Site Overview

## Location

The Property is located on the western boundary of Hitchin. The town has good access to the motorway network - situated 5 km (3 miles) to the west of the A1(M) motorway (Junction 8) and 14km (9 miles) north-east of the M1 motorway (Junction 10). Hitchin Railway Station provides direct connections to London, Cambridge, Stevenage and Peterborough. Commuting times to Cambridge and London Kings Cross are approximately 30 and 32 minutes respectively.

Figure 1 - Location Plan (Source: Promap)



## Description

The Property extends to approximately 2.19 hectares (5.41 acres) and comprises an irregular shaped parcel of greenfield land on the western edge of Hitchin. The topography is relatively even, dropping gradually to the southwest corner. The Property's boundaries are denoted by mature trees and hedgerow, with woodland beyond the southern boundary. The Property is bound by residential dwellings to the east, with Foxholes Care Home lying a short distance to the west. Open agricultural fields lie to the north west, a public bridleway runs along the northern boundary.

Figure 2 –Site Plan (Source: Proposed Housing Mix Rev-D)



## 2. Planning

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### Overview

The Property is allocated for 53 homes under site reference HT6 within the North Herts Local Plan 2011-2031 as adopted 8<sup>th</sup> November 2022.

The Property has subsequently achieved resolution to grant full planning permission for the erection 47 dwellings together with associated car parking, open space and new access from Gray's Lane.

A summary of the relevant residential planning applications and permissions are provided in the table below:

| Reference   | Description  | Decision            | Date                          |
|-------------|--|---------------------|-------------------------------|
| 22/03092/FP | Residential development of 47 dwellings and associated car parking, open space, landscaping and creation of access off Gray's Lane (as amended by plans received 12.05.2023) | Resolution to Grant | 14 <sup>th</sup> October 2023 |

### Planning Conditions

There are 27 draft planning conditions attached to the committee report, a final copy of the decision notice will be issued as soon as it is available.

### Section 106

The Section 106 agreement has been drafted but is yet to be signed. As the S106 is updated so will the data room – a schedule of financial contributions are included within the dataroom.

### Community Infrastructure Levy

There is no adopted CIL charging schedule for North Hertfordshire as yet, therefore, it is not applicable to the proposed development.

### Affordable Housing

The draft Section 106 agreement provides information on the percentage, location and mix of affordable housing to be delivered across the Property. Affordable housing policy provision requires a total of 40% affordable dwellings with an indicative tenure mix of 65% affordable rent and 35% intermediate.

Please refer to the planning section of the Data Room for further information.

### 3. Technical

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#### Phase II Ground Investigation

The Phase II Ground Investigation Report, dated September 2023, prepared by JPP Consulting on behalf of Manor Oak Homes, which concluded there is an overall **low risk** to identified receptors with no remediation necessary across the site subject to LPA approval.

The full results of the Phase II Intrusive Investigation are included within the data room.

#### Flood Risk Assessment

A Flood Risk Assessment has been undertaken by Martin Andrews Consulting Limited (April 2023) on behalf of Manor Oak Homes, which concluded:

##### Flood Risk

- The proposed development site is located within Flood Zone 1 and is at a low risk of flooding from all other sources.
- The proposed development's vulnerability classification is compatible with the Flood Zone therefore the development is appropriate.

##### Surface Water Management

The key proposed surface water parameters are:

- Outfall: infiltration and sewer
- SUDS features:
  - A piped network.
  - Hydrobrake flow control.
  - Permeable paving - untanked and tanked for private drives.
  - Infiltration basin
  - Online detention basin.

##### Foul Water Management

- Foul water will discharge to the adopted sewer located in Gray's Lane.

#### Utility Quotes

A quote for utility connections (May 2023) has been sought from Total Utility Connections which provides a total works sum for electricity and water connections of £356,521.39 excluding VAT. A full copy of the quote including schedule of works is included within the data room.

#### Additional Information

Further technical summary reports and supporting documents are available on the data room.

## 4. Legal

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### **Tenure**

The freehold interest in the Property is owned under the Land Registry Title Number HD537043 and comprises part of the title only.

Please refer to the Data Room for further information.

The preferred purchaser will be required to provide a solicitors' unconditional undertaking as to costs at the outset of the transaction to cover the scenarios identified in Section 5 subtitle 'Legal Undertaking'.

### **Vacant Possession**

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

### **VAT**

The land has been elected for VAT.

### **Access**

An access agreement exists between the Vendor and a third party landowner which facilitates full access and connection in to the public highway.

## 5. Bid Process

### Bid Process

Unconditional offers are invited for the freehold interest in the property.

### Bid Submission

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

| <b>Bid Terms</b>  |   |  |
|---|---|--|
| Headline Purchase Price excluding Vat (n.b. VAT will be charged)                                    |   |  |
| Payment Terms   |   |  |
| Security Offered for Deferred Payments  |   |  |
| Price Adjustments (if any)  |   |  |
| Proposed Overage(s) (if any)  |   |  |
| Timescales to Exchange and Completion (including approval process)                                  |   |  |
| Proof of Funding Including Funding Sources  |   |  |
| Details of solicitors to be instructed  |   |  |
| Confirmation that you and any consultants or solicitors have reviewed the contents of the dataroom. |   |  |
| <b>Assumed Revenues</b>   |   |  |
| Average Private Revenue (Sq Ft)   |   |  |
| Average AH - Affordable Rent (Sq Ft)  |   |  |
| Average AH - Intermediate (Sq Ft)   |   |  |
| Identity of RP if based on offer  |   |  |
| <b>Abnormal Development Costs Allowed for Within Appraisal</b>                                      |   |  |
| <b>S106</b>   | Total s106 contributions (excluding indexation)             |  |
| <b>POS</b>  | Amount for equipped areas of play                           |  |
|   | Amount for setting out pos inc footpaths, etc               |  |
|   | Confirm mechanism for management of pos                     |  |
| <b>Drainage &amp; Utilities</b>   | Amount for surface water drainage system                    |  |
|   | Amount for service diversions (please specify individually) |  |
|   | Allowance for offsite connection                            |  |
|   | Amount for water supply/connections/infrastructure charges  |  |
|   | Amount for gas supply/connections                           |  |
|   | Amount for electricity supply/connections                   |  |
|   | Amount for electricity sub-stations                         |  |
|   | Amount for telecoms supply/connections                      |  |



|                              |  |  |
|------------------------------|--|--|
| <b>Highways</b>              | Amount for Off-site Highway improvements (draft condition 14)  |  |
|                              | Amount for 'Access Design' gradient costs (draft condition 15) |  |
|                              | Amount for EV Charging Points                                  |  |
| <b>Site Abnormals</b>        | Amount for abnormal foundations                                |  |
|                              | Amount for earthworks and cut/fill                             |  |
|                              | Amount for earthworks and cut/fill cart away                   |  |
|                              | Amount for other site prep costs                               |  |
| <b>Any Further Abnormals</b> |  |  |

### Offers

Formal written offers are to be received at a date to be set during the marketing process and sent in a sealed envelope to Savills, Unex House, 132-134 Hills Road, Cambridge, CB2 8PA. The envelope should be marked "Land at Gray's Lane, Hitchin – AJ / JL".

E-mail offers will also be acceptable, addressed to [ajones@savills.com](mailto:ajones@savills.com) and [joe.last@savills.com](mailto:joe.last@savills.com).

Please note that 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.

### Legal Undertaking

Furthermore, we require the preferred purchaser to cover legal fees up to a maximum figure of £15,000 plus VAT if the purchaser withdraws from the transaction, reduces the price at any point or substantially changes the agreed terms from receipt of a draft contract up until completion.

### Viewings and Site Access

Please contact the Savills agents, details enclosed, to arrange access.

## 6. Further Information

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Further information is available on the Manor Oak dataroom:

[Gray's Lane, Hitchin - ManorOakHomes](#)

*n.b. Several documents will be added to the dataroom in due course, including: finalised officer report, delegated consent including finalised planning conditions and finalised Section 106.*

Please find an information pack index at **Appendix 1**.

If you have any issues gaining access to the dataroom please contact Joe Last (contact details below).

Any requests for further information should be sent to the Savills agents listed below:

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## Important Note

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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.