DEVELOPMENT OPPORTUNITY
LAND EAST OF NEW ROAD
MELBOURN, CAMBRIDGESHIRE, SG8 6BX
An excellent opportunity to acquire a development site benefitting from outline planning permission for up to 199 dwellings and a care home for up to 75 bed spaces. Site for sale as a whole, or as separate parcels for the residential and care home land.

- Royston – 3 miles to the south west
- Cambridge – 10 miles to the north east
- Meldreth Train Station – 1 mile to the north west
- M11 Junction 10 – 6.5 miles to the east (via A505)
- Meldreth/Royston to Cambridge Train Station – 20 minutes rail journey time
- Royston to London Kings Cross Train Station – 50 minutes rail journey time

(All distances and timings are approximate)

Enquiries

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Please contact James Lankfer for care home only enquiries

LAND EAST OF NEW ROAD,
MELBOURN, CAMBRIDGESHIRE
FOR SALE BY INFORMAL TENDER
In Brief
- Outline planning permission for up to 199 dwellings and a care home for up to 75 bed spaces
- Residential land extends to approximately 10.253 hectares (25.34 acres).
- Care home land extends up to approximately 0.606 hectares (1.50 acres).
- Whole site extends to approximately 10.859 hectares (26.84 acres).
- Sought after location in South Cambridgeshire.
- Full online Information Pack available.
- For sale by Informal Tender (as a whole or separate parcels for the care home and residential land).
- Closing date for proposals 12 noon Friday 25 November 2016

Description
Land to the east of New Road, Melbourn is located in the jurisdiction of South Cambridgeshire District Council (SCDC). The site is accessed off New Road and lies to the south east of Melbourn village centre, directly adjacent to the settlement boundary. It is bounded to the north and north east by East Farm and a number of residential properties, the south by arable farmland and the west by New Road and the rear of the curtilage of two residential properties. There are a number of mature trees located along the site’s northern boundary, with a hedgeline along the western and eastern boundaries.

The whole site extends to approximately 10.859 hectares (26.84 acres) and is currently open arable land. The Seller is seeking to sell the site either as a whole or as two separate parcels for the residential land and care home land.

The residential land extends to approximately 10.253 hectares (25.34 acres). The care home land extends up to approximately 0.606 hectares (1.50 acres).

Town and Country Planning
Outline planning permission was allowed on appeal 8 August 2016. The outline planning permission permits the residential development of up to 199 dwellings (40% affordable housing) plus a care home (not exceeding 9.5m above finished floor level) of up to 75 beds, new vehicular and pedestrian accesses from New Road, public open space and a landscape buffer.

In addition, pedestrian and cycle access is proposed at the northern end of the site, which will also serve as an emergency access point. A new footway is proposed along the east side of New Road from the site access to connect to the existing footway to the north west.

All proposals (with the exception of access which is in detail) for the layout, landscaping, scale and appearance of the dwellings on the residential development land and the care home land will be dealt with under reserved matters applications. An illustrative masterplan, parameter plan and design and access statement were submitted as part of the outline application. These documents along with the planning conditions will provide guidance for a reserved matters application.

Bidwells Planning division were the appointed planning consultant for the outline application. For any planning related queries, please contact Guy Kaddish on 01223 559 278. Copies of all the relevant documents are contained in the online Information Pack.

Planning Agreements
A Section 106 Agreement and Unilateral Undertaking (together the “Planning Agreements”) were completed on 21 July 2016. The Planning Agreements are contained within the online Information Pack.

The purchaser of the site (or where applicable, residential land) will be fully liable for all payments and obligations contained within the completed Planning Agreements.

Information Pack
A comprehensive online Information Pack can be downloaded from the dedicated web address as follows: http://propertysites.bidwells.co.uk/land_east_of_new_road_melbourn

The Information Pack contains copies of planning, technical and legal documents relating to the site. Interested Parties will be deemed to have submitted proposals in the full knowledge of all the documents within the online Information Pack.
Tenure
The freehold of the property is offered for sale with vacant possession on completion.

Ground Investigation
An intrusive ground investigation survey has been carried out on the site. The survey identifies that the ground conditions comprise topsoil overlaying a Zig Zag Chalk formation and that the site’s ground conditions are considered suitable for drainage via soakaways. It should be noted that soakaways within the chalk layer are recommended to be a minimum of 10m from any existing or proposed structures. Further soakage testing is recommended to be carried out in areas that may contain potential soakaways if the original ground investigation report did not cover that area.

The survey report concludes that no contamination or groundwater issues were identified.

Archaeology
An archaeological desk based assessment has been carried out to support the planning application. This concluded that the site does not contain any designated heritage assets, nor will it affect the significance of designated heritage assets in the surrounding area.

Planning condition 17 requires an archaeological scheme of works to be submitted to and approved by the local planning authority prior to the commencement of any development. It should be noted that archaeological trial trenching was carried out to support the application. Endurance Estates has sought a brief from the County Archaeologist in respect of the scheme of works.

Ecology
A Phase 2 Ecology Survey was carried out to support the planning application. This report is contained within the online Information Pack.

Flood Risk and Drainage Strategy
The Flood Risk Assessment confirms that the site is located in Zone 1 and is at very low risk of flooding. It identifies that the development can be drained at source via infiltration techniques.

The foul water from the development will be pumped to the Anglian Water sewer in New Road. In order to mitigate the impact of the proposed development upon the network, Anglian Water has confirmed that of-site reinforcement works can be carried out under Section 98 of the Water Industry Act agreement.

Arboricultural
An Arboricultural Survey identifies that the main area of the site does not contain existing trees, however there are a number along the north east boundary, including three Horse Chestnuts. The Horse Chestnuts are covered by a Tree Preservation Order. As part of the application, one of the Horse Chestnuts fronting onto New Road is proposed to be felled as a result of the emergency access to the development.

Services
A foul sewage and utilities assessment was prepared to support the outline planning application and is contained in the online Information Pack.

The report identified that diversionary works will be required to underground and overground telecoms apparatus, and potentially an underground low voltage electric cable on New Road. Furthermore, it identifies that a new electrical substation and a foul water pumping station will be required to facilitate the development.

Wayleaves, easements, covenants and rights of way
The site is sold subject to all wayleaves, easements, covenants and rights of way, whether or not disclosed. Interested parties are to refer to the Bidding Guidelines and Legal Report on Title for further information in relation to this.

Retained Strips
The Seller shall retain a 1.5m strip along the north eastern boundary. Further details of this obligation are set out in the Bidding Guidelines.

Method of Sale
The freehold of the property is offered for sale by Informal Tender. Offers are to be submitted in writing to Bidwells, Bidwell House, Trumpington Road, Cambridge, CB2 9LD by 12 noon Friday 25 November 2016 to:

- In relation to the residential land and/or site as a whole (including care home land) - Hannah Beamish, Bidwells, Trumpington Road, Cambridge, CB2 9LD
- In relation to the care home land only – James Lankfer, Bidwells, Trumpington Road, Cambridge, CB2 9LD

Proposals should be clearly marked ‘Land to the East of New Road, Melbourn. – For the attention of Hannah Beamish/James Lankfer.’

All proposals are to be in writing in accordance with the Bidding Guidelines as set out in the Information Pack. Emailed offers will be accepted if followed by a hard copy. The Seller reserves the right to reject any or all offers.
New Homes
Bidwells has evidence of new home sales in the locality and a New Homes Report is contained in the online Information Pack. For specific queries with regards to resale values, please contact David Bentley on 01223 559 343.

Viewings
Viewing is strictly by appointment. If you would like to view the property, please contact Sarah Cullen on 01223 559 433 to arrange an appointment.

Interested parties must be accompanied on site at all times, as organised by prior appointment and in the presence of an employee of Bidwells or representatives of the Seller. Parties should take due care for their own personal safety when inspecting the site.

VAT
We understand that the Seller is electing to opt the Property to tax, therefore VAT may be chargeable on the property at the prevailing rate.

Photographs
The photographs in these particulars were taken in September 2016. Any fixtures, fittings or equipment shown are not necessarily included in the sale.

Agents Note
For clarification Bidwells LLP wish to inform prospective Purchaser(s) that we have prepared these sales particulars as a general guide. These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact.

Bidwells LLP has no authority to make or give in writing or verbally any representation or warranties in relation to the Property. The plans and acreages use gross acreages taken from the Ordnance Survey sheets and are not suitable for the preparation of Basic Payment Scheme forms.

Measurements of areas and distance are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the Property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities.

Purchaser(s) shall be deemed to have full knowledge of the state and condition as to the ownership of any tree, boundary or any part of the Property. Purchaser(s) must satisfy themselves by inspection or otherwise. In the interests of Health & Safety, please ensure that you take due care when inspecting the Property which, for the avoidance of doubt, must be by prior appointment and accompanied by the selling agent or representatives of the Seller.

Important notice
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