

SAIGHTON CAMP, SANDY LANE CHESTER, CH3 6BB

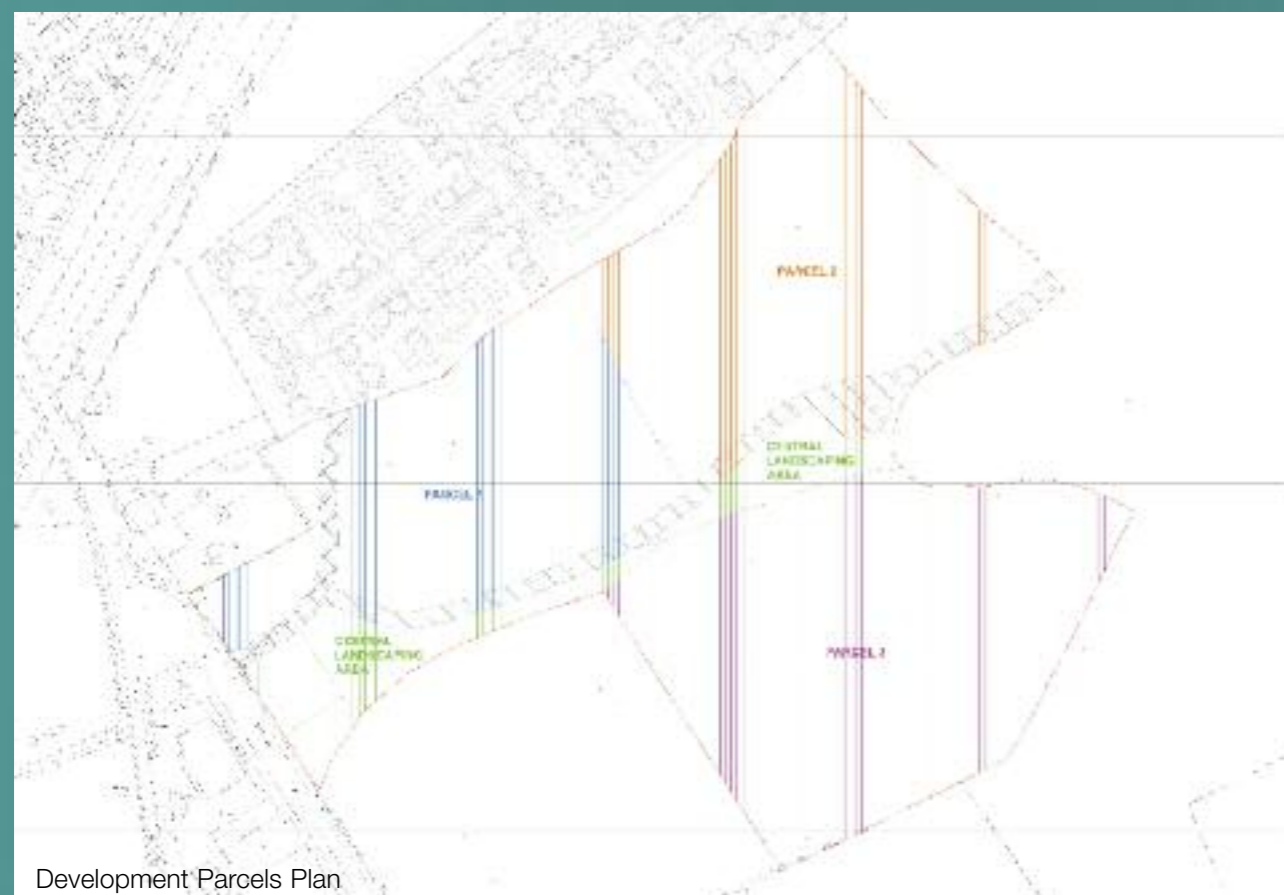
Prime residential development site
with outline planning permission for up to 375 dwellings



Location Plan



COMMERCIAL ESTATES GROUP



Development Parcels Plan

12.19 Hectares (30.12 Acres) Available as a whole or in part

Parcel 1: 3.23 Hectares, Parcel 2: 3.69 Hectares, Parcel 3: 4.32 Hectares

FREEHOLD FOR SALE

Offers invited by Informal Tender

Hawksmoor is the trading name of Hawksmoor Property Services Limited
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Description

The land forms part of the former Ministry of Defence Saighton Camp site, which comprised typical military based accommodation, mess facilities, operation buildings, parade and exercise grounds. The owners GMV Eight Limited c/o Commercial Estates Group retain the ownership of a further potential phase of development to the north east of the land. To the north west is the Crownfields residential development site off Cheshires Way which is currently being developed. Adjacent to the land is an area retained by GMV Eight Limited which is leased to the Driving Standards Agency as a test centre.

Planning

The Local Planning Authority is Cheshire West and Chester Council, The Forum, Chester, CH1 2HS, www.cheshirewestandchester.gov.uk telephone: 0300 123 7027. The site has the benefit of an outline planning permission granted on appeal referenced APP/A0665 /A/09/2114646.

The application was for a residential led mixed use development comprising 375 dwellings; 5,000 square metres of employment development (B1); 500 square metres of ancillary uses; a new primary school (D1); open space; parking and ancillary landscaping. Planning Permission was granted on 15 April 2010 with an amended decision notice issued on 30 June 2010 by the Planning Inspectorate.

On site affordable housing is required at 20%, split equally between intermediate tenure and social rented tenure. The purchaser of Parcel 1 will be responsible for providing the ancillary use element of the consented scheme but GMV Eight Limited will retain responsibility for the employment development and school site.

Information Package

A comprehensive information package is available upon the completion of a signed confidentiality agreement. The information is to be supplied on a compact disc format and contains the following:

- i. Development parcel plan.
- ii. Copy of planning application referenced 08/02000/OUT, dated 5 December 2008

- iii. Planning appeal decision (amended) dated 30 June 2010, referenced APP/A0665/A/09/2114646.
- iv. Section 106 Undertaking dated 7 April 2010.
- v. Aerial and site photographs.
- vi. Land Registry Title documents referenced CH535020.
- vii. Heads of terms for draft contract and transfer.
- viii. Resume of approach by GMV Eight Limited to discharging planning conditions, dealing with Section 106 obligations and preparing site for development.
- ix. Time-line and schedule detailing proposed responsibilities for discharge of planning conditions and Section 106 obligations.
- x. Draft remediation report.
- xi. Draft drainage report.
- xii. Highways position statement.
- xiii. Services report.
- xiv. Archaeological report.
- xv. Open space implementation proposals.

Method of Sale

The site has been split into three parcels comprising approximately 125 dwellings each and is offered for sale as a whole, or in part on either an unconditional basis or, subject to the receipt of reserved matters planning approval. A significant up-front payment will be necessary from the purchaser(s) to fund infrastructure and enablement works. It is expected that the purchaser(s) will have input into the scheduling and scope of works.

Interested parties are invited to make structured offers for individual parcels or for the whole site. It is envisaged that GMV Eight Limited will take the lead on discharging a number of the planning conditions and also implementing some of the preliminary works to present a clean site scenario.

It is recognised that remediation/earthworks and drainage are key elements of the work which the purchaser(s) will wish to influence. These works therefore will not be implemented until an interactive dialogue with the purchaser(s) has taken place.

Any proposal for purchase price deferment(s) should be linked to overage. Overage proposals should be based on achieved sales values.



Parcel 1: View north towards former Accommodation Block and new build dwellings at Crownfields.



Parcel 2: View south west along approximate route of proposed spine road



Parcel 3: View north west between former Hospital Complex buildings

Tenure

The tenure of the property is freehold with vacant possession provided on legal completion subject to terms of the sale.

Location

The property is located in Huntington on the south side of Chester City centre and will be accessed off Sandy Lane. Chester City centre is just over two miles to the north west and provides access on to the A55, and subsequently the M53 and M56 Motorways. The attractive village of Saighton lies approximately one and a half miles to the south.

Viewing Arrangements

Viewings are strictly by prior appointment arranged through the sole selling agent. All interested parties should be aware that inspections are made entirely at their own risk and the vendor or their agent accepts no liability arising from such inspections.

Important Note

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