

RESIDENTIAL DEVELOPMENT OPPORTUNITY

LAND AT **NEW HOUSE FARM,** MICKLEOVER, DERBY, DE3 0DN PHASES 2, 3 & 4



The red line boundary delineates the remaining land within the planning permission, it does not depict the sales area.

Phases 2, 3, and 4 totalling approximately 17.75 hectares (43.86 acres) NDA with capacity for up to 783 dwellings. Part of a wider successful development of 1,400 homes, including a local centre, primary school and community facilities.



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Opportunity

Hawksmoor and Savills are jointly instructed by Commercial Estates Group Land Promotions Limited (CEG) and the landowner to offer this prime residential development site for sale.

The Site represents the final residential elements comprising Phases 2, 3 and 4 of a wider site area that benefits from an outline planning permission for residential development of up to 1,100 dwellings with a Local Centre and a Primary School.

Location & Site Description

The Site comprises agricultural land extending to approximately 35.74 hectares (87.65 acres) gross and is located on the south western edge of Derby adjoining Mickleover, on land forming part of New House Farm.

Agricultural land lies to the west of the Site, with residential development currently under construction by Avant Homes (317 dwellings) to the south west, and Barratt and David Wilson Homes nearing completion (288 dwellings) to the immediate south. The land has a gentle gradient sloping down from the eastern boundary towards the west.

In addition to the facilities and services to be provided as part of the Planning Permission the Site benefits from the following within the immediate area:

Lying adjacent to the Derby urban area the Site is well located to employment opportunities and retail facilities in Derby City Centre (c.4.6 miles).

Mickleover District Centre is located some 1600m to the east, which provides local shopping and community facilities to serve the day to day needs of residents. The site is also accessible to a number of local sports, education and health facilities.

Mickleover Primary School, Silverhill Primary School and Brookfield Primary School are located within 1.2 miles walking catchment.

The Site is well located in relation to the public transport network with the nearest bus stop located approximately 800m from the centre of the site to the south on the A516 Etwall Road.

The nearest railway stations are Peartree in Sinfin North and Derby located approximately 4.9 miles and 5.2 miles from the site respectively. Derby is a mainline station and provides services to a number of national destinations. The Site is easily accessible to the wider highway network. The A516 connects with the A38 trunk road (north bound) only 1 mile to the east and the A38 (south bound) is located 2.4 miles to the south. The A50 is approximately 3.4 miles to the south west.

Planning Permission

Outline Planning Permission was granted on 19 October 2018 pursuant to an outline application (ref: 9/2017/0349). In summary, the outline planning permission provides for:

1. Residential development up to 1,100 dwellings and an extra care facility.
2. A local centre comprising: a small supermarket, a smaller retail unit, a café/restaurant, a public house, a doctors surgery or crèche and a community facility.
3. A primary school together with associated playing fields.
4. Provision of new open space including recreation areas, children's play areas, playing pitches, linear and pocket parks.
5. New footpaths and cycleways linking to existing routes including Ladybank Road, Hospital Lane and the National Cycle Network Route 54 to the north.

6. Associated infrastructure, engineering works including a Sustainable Drainage System and landscaping.

The neighbouring development by Barratt and David Wilson Homes (which was permitted under a separate consent), has constructed a new access roundabout on to the A516 Etwall Road. The main spine road (Kensley Road) through this development provides the primary access into Phase 2, 3 and 4.

The S106 Agreement provides that the next Phase of development delivers the final proportion of the onsite affordable housing, specifically 20 one bed flats in close proximity to the Local Centre. The tenure of the affordable housing will be social rented.

The S106 Agreement also provides for financial contributions towards offsite affordable housing, transportation, youth and adult recreation, built facilities, a primary school, secondary education, a community building and healthcare. Further details are provided in the sales information pack.

Within the planning permission boundary, land for a new one form entry primary school is to be transferred to the County Council by June 2021 with the S106 Agreement requiring the school to be open by the 400th dwelling. A Local Centre will also be delivered as part of the planning permission, with the Land Promoter currently in discussions with a number of Local Centre Providers.

A bus service, sports pitches, NEAP and a community building are required to be delivered by the next phase of development in accordance with the S106 Agreement.

Parcels For Sale

Offers are invited on the following:

- Phase 2 – 6.93ha NDA (c.305 dwellings); or
- Phases 3 & 4 – 10.82ha NDA (c.478 dwellings); or
- Phases 2, 3 & 4 – 17.75ha NDA (c. 783 dwellings)

All phases to deliver associated green infrastructure. Land for the school, care home and part of the local centre is to be excluded from the sale.

A detailed Due Diligence Report, available in the sales information pack sets out key assumptions interested parties are to make relevant to the Phase they wish to bid upon. Consideration for delivery of infrastructure requirements for subsequent phases, where applicable, will need to be clearly accounted for within the informal tenders.

Services

Storm and foul drainage connections, mains water, electricity, gas and telecommunications services are available in the area. Detailed information is provided within the sales information pack.

Local Planning Authority

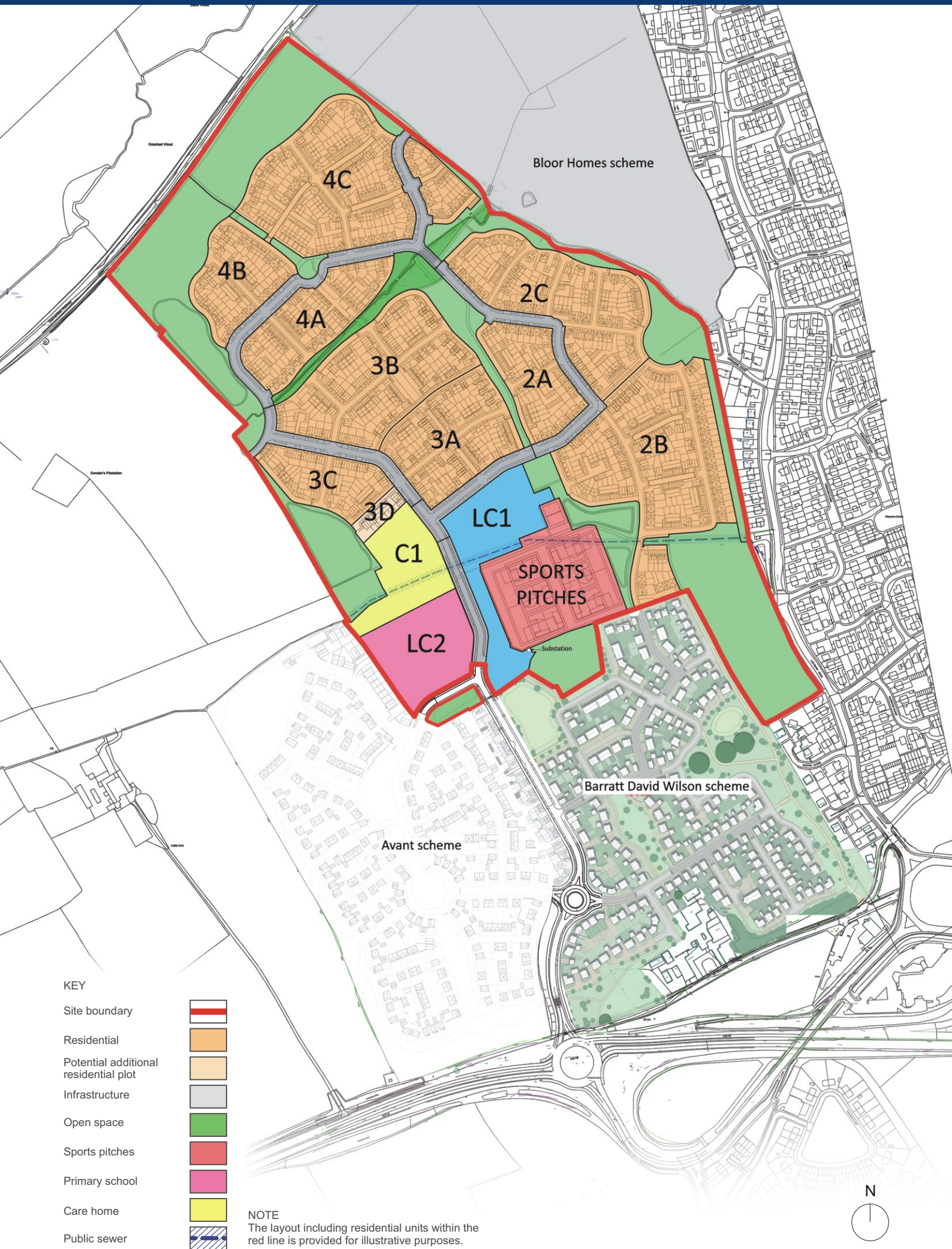
South Derbyshire District Council, Civic Offices,
Civic Way, Swadlincote, Derbyshire, DE11 0AH
Tel: 01283 595795. Web: www.south-derbys.gov.uk

Highway Authority

Derbyshire County Council, County Hall,
Matlock, DE4 3AG
Tel: 01629 533190. Web: www.derbyshire.gov.uk

Information Pack

An information pack is available on a dedicated website. Log in details will be provided following receipt of an expression of interest. Bidders should allow for the technical findings when submitting their bid.





Method of sale

The site is offered for sale by informal tender. Offers are invited to be submitted for the freehold interests of the property. Vacant possession is to be provided upon legal completion. A detailed tender letter will be issued to all parties who register their interest, which will clearly set out the timetable for offers and details that should be addressed within those offers. This letter will be issued 3-4 weeks before the tender bid deadline.

Offers are invited to be submitted by 12 Noon on Thursday 24th June. Interviews for selected parties will take place on Monday 5th/Tuesday 6th July. Full details will be provided in the detailed tender letter.

Viewing Arrangements

Viewing is strictly by prior appointment through the selling agents. Prospective purchasers should be aware inspections are made entirely at their own risk and the vendor or their agents accept no liability arising from such inspections.

Contact Information

If you would like to discuss this site in further detail, please do not hesitate to contact Richard Wain at Hawksmoor or Ben Glover at Savills

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