

# LAND AT **SAIGHTON CAMP** CHESTER



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Approximately 3.8 hectares with outline planning  
permission for up to 120 dwellings  
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## Overview

Hawksmoor are instructed by GMV Eight Limited c/o Commercial Estates Group to offer the final phase of this prime residential development site for sale.

The site benefits from an outline planning permission granted by Cheshire West and Chester Council, for residential development of up to 120 dwellings including associated open space, ancillary landscaping and car parking, with all other matters being reserved for subsequent approval except for access, which is to be taken from Cheshires Way and Sandy Lane. The decision (Ref: 14/02991/OUT) is subject to various planning conditions and a Section 106 Agreement.

## Location & Site Description

The site is part of the former MOD Saughton Camp, which lies approximately 4km to the south east of Chester city centre. Saughton Camp is situated to the south of the A55(T) and east of Sandy Lane.

Known as 'Area C', the site extends to approximately 3.8 hectares and is situated to the front of Saughton Camp adjacent to Sandy Lane.

Saughton Camp as a whole was originally developed as an army base in the 1930s and over the years operated as a residential medical training centre for the Royal Medical Corps before becoming a training facility for the Army Medical Services Territorial Army.

The application site is brownfield and comprises the last remaining vacant army building and associated parade ground area. There is a more recently built modular building which is currently occupied by the Driving Standards Agency (DSA) and used as a driving test centre. However, this part of the site has been let and subsequently built on a short term basis pursuant to a

temporary planning permission for the use (Application Ref: 07/00863/FUL, dated 22 June 2007). The lease is due to expire on 22 November 2017 after a 10 year term. The acquiring developer will be responsible for terminating the lease should they wish to do so. The lease is capable of being determined from November 2014 with a payment of compensation to the tenant and service of no less than nine months' notice.

In terms of other existing site features, the site is relatively flat but there are a number of trees present, predominately along Sandy Lane which are subject to a Group Tree Preservation Order (TPO) (Ref: 13/00010/ORD, dated 14 May 2013). There is also an existing hedgerow situated along the southern perimeter.

Land to the north and east of the site comprises new residential development at Crown Fields (Ref: 05/00476/OUT) and on Areas A and B (see plan). Area A, immediately adjacent to the site, comprises 375 dwellings implemented jointly by Bovis Homes and Redrow (Ref: 08/02000/OUT). A further scheme on Area B of up to 295 dwellings has been approved and sold to Redrow (Ref: 13/02247/OUT) to the rear of the Saughton Camp site.

To the west of the site is a Walker's Plant Nursery, dwellings and a public house all of which are clustered around the Sandy Lane junction. The former detached Saughton Camp playing fields are located on the opposite side of Sandy Lane in the Green Belt approximately 150 metres from the site. This land has been developed by the landowner to provide a new senior sports pitch as part of the wider redevelopment of Area A. A second pitch will also be delivered as part of the Area B redevelopment. This will also serve to provide formal play provision for Area C.

The site lies on the southern edge of Huntington and is readily accessible to a range of facilities, including a public





house approximately 150m to the north west of the site; a primary school within 500m and a post office and local convenience store within 700m. In addition a local store has been approved within the Area A planning permission to be developed on the western corner adjacent to Area C.

The principal vehicular and pedestrian access into the application site will be taken from Sandy Lane, with an additional access from within Area A, off Cheshires Way. The access arrangements through Area A to Area C have been constructed under the reserved matters planning permission. In addition to the spine road corridor (Cheshires Way) the Area A reserved matters planning permission includes emergency access provision between Area C and Area A as an alternative route to Cheshires Way. There is no contractual obligation benefiting Area A and B for the emergency access to be provided through Area C.

### **Section 106 Agreement**

An education contribution of £455,307.84 is to be paid to the Council for the purposes of providing new school places at primary school(s) and secondary school(s) near to the site or in respect of primary school places as the Council considers appropriate towards the provision of a new school which will serve the development. Upon commencement of development a first instalment of £227,653.92 of the education contribution shall be paid to the Council. No more than 50 Dwellings shall be occupied until a second and final instalment of £227,653.92 of the education contribution has been paid to the Council.

As part of the Area B permission the landowner agreed to reserve the remaining land adjacent to the playing fields for the provision of a new two form entry primary

school. In the event that the Council secures planning permission for a two form entry school the Council can call for the land to be transferred to them, within five years of commencement of development on Area B.

### **Planning Conditions**

Key planning conditions to be aware of include:

On site affordable housing is required at 25% of the total number of dwellings. This shall be provided upon a 50:50 tenure split affordable rented units and intermediate affordable housing respectively.

The open space strategy to be submitted and approved prior to commencement of the development shall include the provision of two local areas of play (LAPs) and the provision of 4,000sqm of amenity open space.

### **Purchaser's additional responsibilities**

The residual responsibility of managing the travel plan for Saughton Camp as a whole will pass to the purchaser. Bryan G Hall is already appointed as the travel plan coordinator. Please see the information pack for further details.

### **Services**

It is understood that storm and foul drainage connections, mains water, electricity, gas and telecommunications services are available in the area. For more information please refer to the services report available within the information package.

### **Local Planning and Highway Authority**

Cheshire West and Chester Council, HQ, 58 Nicholas Street, Chester, CH1 2NP

Tel: 0300 123 7027

Web: [www.cheshirewestandchester.gov.uk](http://www.cheshirewestandchester.gov.uk)





### Information Package

An information package is available on a dedicated website. Log in details will be provided following receipt of an initial expression of interest. The following documents will be available (this list is not exhaustive):

- Outline Planning Application Ref 14/02991/OUT with supporting documents
- Aerial and Site Photographs
- Planning Permission and S106 Agreement
- Topographical Survey
- Services Report (once available)
- Drainage Report
- Travel Plan Report and details of purchaser's responsibilities
- Archaeological Report
- Remediation Report
- Legal Pack including Draft Contract, DSA Lease, Land Registry Titles

Within their appraisal, interested parties should allow for the technical findings within the information package.



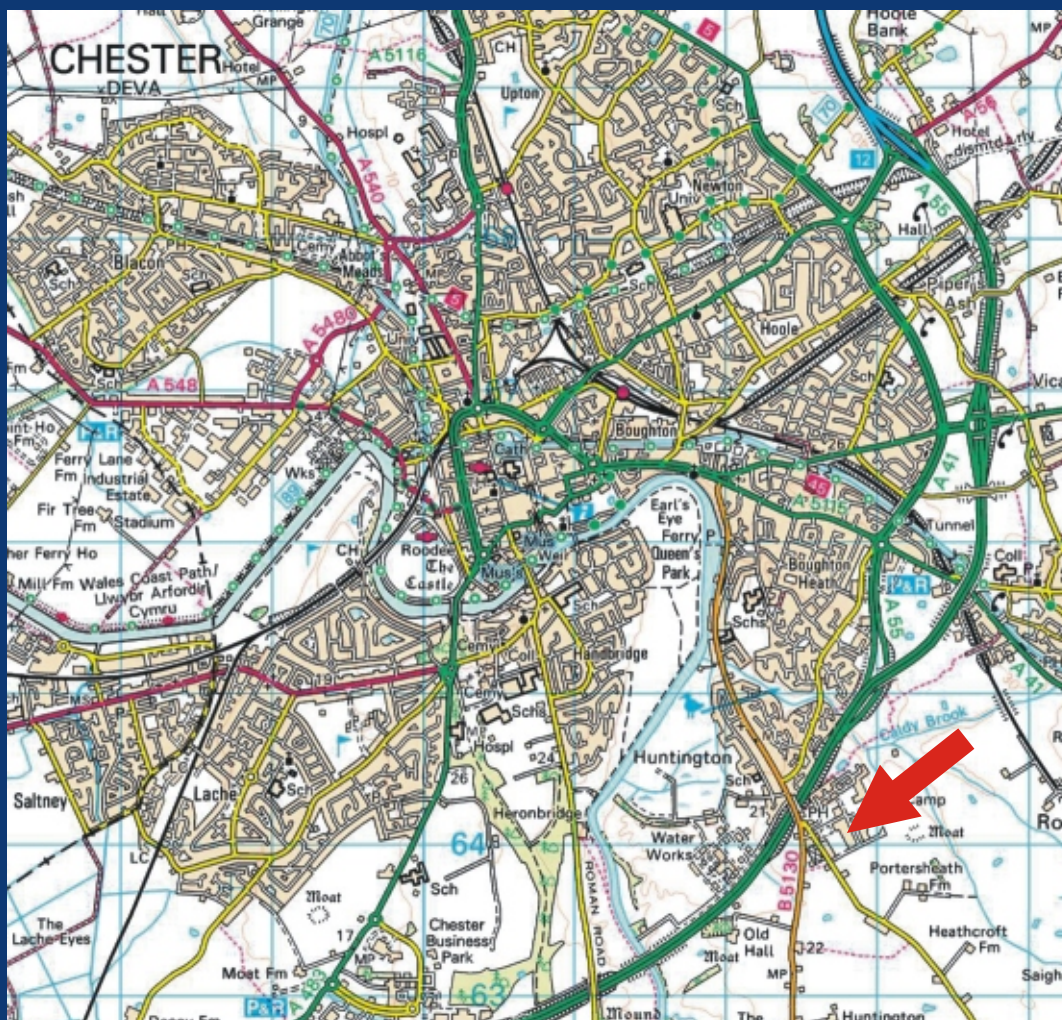
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#### Method of Sale

Offers subject to contract only are invited on the outline planning permission. No offers subject to securing a reserved matters consent will be accepted.

#### Viewing Arrangements

Viewing is strictly by prior appointment through the sole selling agent Hawksmoor. 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 Brian Egerton or Lisa Cooke at:  
Hawksmoor, 94 High Street, Uttoxeter, Staffordshire, ST14 7JD.  
Telephone: 01889 561700  
Email: [begerton@hawksmoorps.co.uk](mailto:begerton@hawksmoorps.co.uk)  
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