

Land at The Crescent, Doxey, Stafford, ST16 1ED



Red line boundary for identification purposes only

Strategic Residential Development Opportunity – Subject to Planning

- Extends to approximately 3.265 ha (8.067 acres)
- Attractive market location on the western edge of the county town of Stafford
- Offers sought for Option and Promotion Agreements

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The Opportunity

We are pleased to bring to the market this strategic residential development opportunity. The site is situated to the west of Stafford town centre on the edge of the suburban village of Doxey, and comprises undeveloped land extending to approximately 3.265 ha (8.067 acres) gross.

The site lies on the edge of the settlement boundary for Stafford and is currently designated as Green Infrastructure. However, we consider that there is potential to achieve residential development on the site, subject to planning permission.

Location

Doxey is a suburban village located to the west of Stafford town within Stafford Borough. The village has a resident population of 2,364 (2011) and provides a variety of amenities including a convenience store, takeaway restaurant and hairdressers.

The area is adequately served by education establishments including Doxey Primary School within the village, and the King Edward VI and Blessed William Howard Catholic High Schools nearby.

Doxey is approximately 1 mile to the west of Stafford town centre where a wide range of amenities and facilities can be found. Stafford Rail Station within the town centre provides frequent direct rail services to Birmingham New Street (32 minutes) and London Euston (from 77 minutes). The village is located approximately 2.7 miles drive to the south of Junction 14 of the M6 Motorway providing onward links to the M6 Toll, M5 and M54. Arriva West Midlands provides a half hourly bus service during the day between Doxey and Stafford.

The Stafford Western Access Route, which greatly improves road links to Doxey from both the north and the west, was completed in November 2021.

Description

The site comprises a triangular area of land and extends to approximately 3.265 ha (8.067 acres) gross. The topography of the site slopes down to the west. There are two existing gated access points to both the Crescent and Chetney Close along the southern edge of the site.

The site is situated on the northern edge of Doxey. It lies to the north of existing residential development at The Crescent developed by Walton Homes in the 1990s. To the north, the site boundary is formed by a railway line with Doxey Marshes beyond. Doxey Primary School borders the site to the west with open fields to the north west.

Planning

The site lies adjacent to the defined settlement boundary for Stafford Town to the southern edge. The site is predominantly designated as Green Infrastructure on the Proposals Map containing the policies of Stafford Borough Council's adopted Plan for Stafford Borough (Part 1 and Part 2) 2011-2031. A very small area within the site's north west is designated as a Site of Special Scientific Interest. For the avoidance of doubt, the site does not lie within Green Belt.

Stafford Borough Council initiated its Local Plan Review in July 2017. This review, will in time, replace the adopted Plan for Stafford Borough 2011-2031 (adopted June 2014) and the Plan for Stafford Borough Part 2 (adopted January 2017), setting out the long-term spatial vision and strategy for the Borough. Representations in support of the allocation of the site for housing have been made to past public consultations of the Local Plan Review. The Council is expected to undertake its next public consultation on the Preferred Options version Local Plan Review during June-July 2022.

We consider that, subject to planning, there is excellent potential to accommodate new residential development on the site. Whilst we acknowledge that the site is currently designated as Green Infrastructure, the site is closed off and therefore is not currently available as amenity space for the public benefit.

S106 & CIL

Section 106 obligations/provisions with Stafford Borough Council and Staffordshire County Council have not yet been discussed. However, we would expect, on the basis of other recent planning application for residential development in the Borough, for the following items to be requested by way of provision or contribution:

- Affordable Housing (30% provision subject to viability);
- Healthcare;
- Education;
- Public Transport; and
- Public Open Space (provision)

Stafford Borough consulted on their Preliminary Draft Charging Schedule (PDCS) for the Community Infrastructure Levy in summer 2015. The PDCS proposed a Charge of £40/sqm for new residential development within the Doxey area of Stafford. The Council has not yet proceeded towards adopting a CIL Charging Schedule in the Borough.

Local Planning Authority

Stafford Borough Council
Civic Centre
Riverside
Stafford
ST16 3AQ
01785 619000
www.staffordbc.gov.uk

Highways Authority

Staffordshire County Council
1 Staffordshire Place
Stafford
ST16 2DH
0300 111 8000
www.staffordshire.gov.uk

Legal and Title

The Purchaser is to satisfy themselves with the legal title of the property. A copy of the Land Registry Title and Plan are provided in the Information Pack.

An existing Option Agreement relating to the property is in the process of being terminated. For further information please contact Hawksmoor.

Technical & Environmental Information

Parts of the site have previously been worked as a quarry with subsequent infilling. We understand from the vendor that Japanese Knotweed has been found within the southern part of the site and will require appropriate treatment as part of

any redevelopment proposals. The majority of the site lies within Flood Zone 1 of the Environment Agency's Flood Risk Map. However, a minor part of the site lies within Flood Zone 3 along the boundary with the railway line, with a small area in the north west classified as Flood Zone 2.

The Purchaser is to satisfy themselves with the technical elements of the property and commission whichever reports they require. A dedicated Extranet site containing technical information has been created and access can be provided upon request.

Offers

If this exciting opportunity is of interest, please in the first instance register your interest with Tom Bathurst. Further details will then be provided in respect of any offer to be submitted, which will include the following:

- i. Confirmation of whether your proposal is for an Option or Promotion Agreement;
- ii. Proposed length of agreement Terms, clearly indicating any extension periods;
- iii. Option/Promotion Fee payable in consideration of the initial term and any extension periods;
- iv. Level of return required under the Option/Promotion Agreement;
- v. Confirmation that you are not promoting any competing sites within Stafford Borough;
- vi. An outline strategy of how you propose to promote the site, including engagement with the Borough Council;
- vii. Track record of promoting similar sites; and
- viii. Board Approval process.





Viewing Arrangements

Viewing is strictly by prior appointment with 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 Tom Bathurst at Hawksmoor.
 Hawksmoor, Suites 1 & 2, City Point, Swan Road, Lichfield, Staffordshire, WS13 6QZ
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 Mobile: 07702 864072
 Email: tbathurst@hawksmoorps.co.uk
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