

RESIDENTIAL DEVELOPMENT SITE

Hospital Lane, Bedworth, Warwickshire



GODFREY-PAYTON
CHARTERED SURVEYORS



Richborough
Estates



A Prime Residential Development Site in the Heart of the Midlands.

Bedworth, CV12 0LA

- Resolution to Grant **Outline Planning Permission** 18th April 2023 (ref: 039049)
- Up to **455 dwellings (C3)**
- **55 Senior Living units (C2)**
- **2,000 sqm of District Centre** floorspace (E, F1, F2)
- Gross Area: **57.23 acres** (23.17 hectares)
- **25% Affordable Housing**
- Bedworth town centre 2 miles, Coventry 5 miles, Junction 3 M6 3 miles, Birmingham 23 miles

**UNCONDITIONAL FREEHOLD PURCHASE
OFFERS INVITED BY 12 NOON 30 JUNE 2023**

VIEWING BY APPOINTMENT ONLY

Description

The site extends to approximately 57.23 acres (23.17 hectares). The site is allocated within the Adopted Nuneaton and Bedworth Borough Plan and benefits from a resolution to grant outline planning permission subject to the completion of a section 106 agreement.

A greenfield site currently in agricultural use with defined field structure, hedgerows, mature trees and public rights of ways, all of which have been accommodated within the site masterplan.

The site abuts the existing houses of Bedworth Town on the northern, eastern and southern boundary. The western boundary is defined by Hospital Lane which will provide suitable highway access to the site and good links to the existing town and Midlands road network.

There are high voltage cables, with pylons which cross the northern part of the site.

Location

The site lies to the west of the market town of Bedworth, within the Borough of Nuneaton and Bedworth. Situated between Coventry and Nuneaton with excellent transport connections to the West Midlands area and beyond via the M6 motorway (junc. 3). Local Amenities include; town centre shopping, a leisure centre, recreation ground, excellent schools and a railway station. Further amenities are available in nearby Coventry.

Adopted Plan

Nuneaton and Bedworth Borough Council (NBBC) adopted 'The Borough Plan 2011-2031' on 11th June 2019. On adoption the site was removed from the Green Belt. The site is identified as 'Hospital Lane' under site reference: HSG5. The site 'Concept Plan' was adopted on 16th July 2020.

Planning

The outline planning application (ref: 039049) was submitted by Richborough Estates on the 12th July 2022 for development of up to 455 dwellings (C3), a 1.4 ha District Centre including 55 senior living units (C2) and approximately 2,000 sqm floorspace (E, F1 and F2), associated infrastructure

and open space.

NBBC Planning Committee resolved to grant planning permission on 18th April 2023, subject to the completion of the section 106 agreement.

The site will either be sold as a whole or in lots comprising the constituent parts of the scheme, as detailed below.

A draft s106 and schedule of contributions are available within the Sale and Technical Pack. The development will deliver 25% Affordable Housing.



Housing Mix

The development will deliver a mix of housing types, sizes and tenures through discussion with the LPA and to be determined at Reserved Matters stage.

Community Infrastructure Levy

On the 26th May 2021 NBBC resolved not to submit a CIL charging schedule to the Secretary of State. The development does not therefore attract a CIL charge.

Access

The Access is approved as part of the outline planning application. Three points of access onto Hospital Lane are approved to serve the development. The Transport Appraisal is included in the Sale and Technical Pack.

Services

A utilities assessment report is provided within the Sale and Technical Pack.

Easements Wayleaves and rights of way

Public footpaths cross the land. High voltage power cables over sail the site with three pylons located within the property. The Vendor reserves the right to claim compensation from National Grid. The land is offered subject to and with the benefit of all existing rights of way, wayleaves and easements.

Boundaries

Prospective parties will be deemed to have full knowledge of the boundaries. Neither the Owner nor Agents will be responsible for defining boundaries.

Method of Sale

The freehold of the site is offered for sale. All offers are to be submitted via email to the Vendors Agents by **12 noon on the 30th June 2023**.

Unconditional offers are invited on the site either as a whole or as separate Lots (or a combination thereof):

- Lot 1 - land to deliver up to 445 dwellings (C3), with all infrastructure and open space to service Lots 2 and 3. The purchaser of Lot 1 will provide likely timescale and phasing to the development to support the delivery of Lots 2 and 3.
- Lot 2 - District Centre land to deliver 55 senior living units (C2). Serviced to the boundary by the purchaser of Lot 1.



- Lot 3a - District Centre land 'Middle Gate square' (uses E, F1, F2). Serviced to the boundary by the purchaser of Lot 1.
- Lot 3b - District Centre land 'Northern Quarter' (uses E, F1, F2, C3 (up to 10 units). Serviced to the boundary by the purchaser of Lot 1.

Sale Conditions

The Vendor is committed to ensuring this development encompasses the values and content of the Archbishops' Commission 'Coming Home' report, as provided within the Sale and Technical pack. Developer Proposals should demonstrate how their development will deliver on the 5 core values:

- | | | |
|----------------|-------------|---------------|
| 1. Sustainable | 3. Stable | 5. Satisfying |
| 2. Safe | 4. Sociable | |

Other conditions will form part of the sale contract requiring a quality led design for the site in accordance with the masterplan, Outline Planning Permission and Landowner objectives.

VAT

The Vendor has waived the VAT exemption. VAT will be payable on the purchase price.

Local Authorities

Nuneaton and Bedworth Borough Council
Warwickshire County Council.

Sale and Technical Pack

Access to a dataroom including; Planning, Technical and Legal information forming part of the sale conditions, is available via:

www.hospitallanebedworth.co.uk

Viewings

By appointment only with the Vendors' agents at Godfrey Payton Chartered Surveyors.

Vendor's Agents - Godfrey-Payton:

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