AN ESTABLISHED SUSTAINABLE URBAN EXTENSION
Hanwood Park, Kettering, Northamptonshire

FOR SALE: Opportunity to deliver new homes on two fully serviced parcels (R20, R24) within a vibrant new residential community
EXECUTIVE SUMMARY

- Outline planning permission in place – full scheme will deliver circa 5,500 new homes
- Fully serviced parcels available – master developer support includes provision of strategic roads, services, open space, education, leisure and retail
- One parcel of 4.1 ha / 10.1 acres (up to 168 plots) and another of 2.1 ha / 5.2 acres (up to 75 plots)
- 20% affordable housing requirement (of which a minimum of 30% is to be shared ownership)
- Greenfield, edge of town location with excellent access to local facilities and regional road network
- Local mainline rail station with journey times to central London from 50 minutes and central Birmingham from 1 hour 14 minutes
- Offers invited by 10th May 2019

LOCATION

Kettering is the largest town in Northamptonshire other than Northampton itself. Situated approximately 15 miles by road north east of Northampton and 80 miles north of London, Kettering has direct access to the A14 leading to both the A1 and M1 along with A43 connecting it to Stamford and Northampton.

Birmingham, East Midlands and Luton Airports are all located within approximately 50 miles.

Rail links provide journey times to London from 50 minutes, Birmingham from 1 hour 14 minutes and Leicester from 23 minutes. It is therefore well located centrally in the UK, equidistant between the country’s two main motorways and commutable to London.

The site is located on Kettering’s eastern boundary, directly connecting into the residential suburb of Barton Seagrave and with good access to surrounding Northamptonshire villages.

The site lies east of the A6003/Barton Road and north of the A14 and benefits from already established local facilities in Kettering and the local area including healthcare, education, retail, as well as sports and recreational clubs and amenities. To the north, east, and south is attractive open countryside.

Address: Hanwood Park, Kettering, Northamptonshire, NN15 5FJ
Kettering

Kettering has a population of 67,635 residents (2011 census). There is a range of facilities within Kettering including shops, restaurants, historic buildings, a hospital and schools and colleges, including Kettering Science Academy and Latimer Arts College. Major areas of the town have been regenerated in the last few years which now offers multiple job opportunities across a variety of sectors – whilst house prices have been steadily increasing.

Hanwood Park Overview

Hanwood Park, sometimes known as East Kettering for planning purposes, comprises a Sustainable Urban Extension to Kettering measuring circa 890 acres (360 hectares). Outline planning permission is in place for up to 5,500 new homes and associated public open space and ancillary development, including education, retail, leisure and employment space. It is located to the east of Kettering, north of Barton Seagrave, a suburb of Kettering separated from the main settlement by a green corridor along the River Ise.

Hanwood Park will comprise a high quality, well managed environment, with expansive green infrastructure and public realm areas. Extensive community, education, retail and leisure facilities will further enhance the scheme. All development is controlled through a cohesive Design Code.

Phase One, Hanwood Park

Phase One measures 310 acres (125 hectares) and has capacity for approximately 2,720 homes of which circa 1,080 are currently controlled by three PLC housebuilders (Barratt David Wilson, Taylor Wimpey, Persimmon).

The Master Developer is currently constructing the Primary Movement Corridor (PMC) from

• Access E (providing access to Phase One from the west via Barton Road / A6003) through to
• Access F (providing access from the south west via junction 10 of the A14).

The PMC is split into three works packages – Access E, Access F (both packages now contracted) and link road (to follow). All packages include roadways, footpaths, utilities, drainage and landscaping, including a linear park within the Access E package. The PMC will be provided to base course initially, allowing access for construction and initial occupations. Finishing off to final wearing course, street furniture, signage etc will be completed as and when practical, allowing for build out rates of the various serviced Parcels.

The Master Developers are also providing significant public open space, the first major element being a linear park alongside Access E, expected to be open and available for use in 2020, with two further areas of parkland (4.8 acres and 6.5 acres) following in 2021.

The first of four primary schools to be delivered on the wider site, Hayfield Cross Primary School, located centrally within Phase One, was opened in 2015 and has a current Ofsted rating of “Good”. The school is currently accessed via a temporary road joining the Cranford Road – in late 2019, this will be stopped up and access will be via the PMC, from the north and the south – generating passing traffic and footfall past Parcels R20 and R24.

The Master Developers have made significant investment in the scheme to date and the programme is well advanced – as well as the roads and school delivery as outlined above, the Phase 1 surface water attenuation pond has now been fully constructed and a strategic upgrade has been completed to the foul water network providing capacity for the overall development.

All Phase One infrastructure is fully funded with support from Homes England.

Parcel R20 (168 dwellings) and Parcel R24 (75 dwellings)

The above parcels are offered for sale on a freehold basis. Alternatively, build licence proposals (to include an initial premium, a percentage share of net sale receipts and a minimum payment regime) will also be considered.

Parcel R20 lies to the south of the Access E road and linear park, with capacity for 168 dwellings. Adjacent to the first District Centre which will be delivered within the scheme (DC3), as well as the new Hayfield Cross Primary School (which is already open), the Parcel offers an opportunity to create a substantial new housing development benefitting from both existing and new local facilities.

Parcel R24 lies to the north of junction 10 of the A14, with capacity for 75 dwellings – it is a key gateway development parcel, benefitting from a prominent position within the scheme.

Please note the above dwelling numbers are based on the approved land use schedule however there is precedent for exceeding these numbers at Reserved Matters stage, in agreement with Kettering Borough Council.
PLANNING BACKGROUND

A recent S73 outline permission (KET/2015/0967) and associated S106 agreement were issued in 2018 and supersede a number of earlier outline permissions.

The revised permission has sought to simplify the planning conditions, with a focus on ensuring conditions can be dealt with alongside Reserved Matters applications by each housebuilder rather than requiring site wide or phase wide discharge.

The S106 contributions are now dealt with under a straightforward Roof Charge system, allowing housebuilders to calculate and then pay the Charge for their Reserved Matters scheme.

A number of site wide planning conditions have been discharged – the most significant of which for bidders will be the site wide Design Code, which will steer Reserved Matters design.

Further information is available within the online marketing information pack, access to which is available on request.
The Master Developer, Hanwood Park LLP, will provide roads, services, drainage, major public open space for the benefit of the buyers of serviced parcels.

The LLP is a joint venture between two experienced developers/investors - namely North Northamptonshire Investments Limited and Buccleuch Property.

Buccleuch Property is delivering a mixed use scheme at Shawfair, Edinburgh to include 4,000 new homes.


The Directors of NNIL have delivered planning permission for over 20,000 homes and manage over £2.5bn of assets.

HPLLP is committed to creating a vibrant new community, embedded within a well landscaped development, with a wide range of facilities and land uses, which will make this a place where people want to live, work and spend leisure time. The landowner is committed to supporting the buyers of serviced residential land, through early and continued investment in high quality infrastructure. A number of road junctions from the PMC into each parcel will be provided.

Each parcel will be serviced at the boundary for gas, electricity and clean water, with connection points at one or more road junctions, with fixed capacities capable of serving the anticipated dwelling numbers. Connection points for ducting for telecoms services and Virgin services will similarly be provided, as well as foul sewage outfall point, with a capped discharge rate.

Connection points for the strategic surface water drainage system will also be provided, again with a capped discharge rate.
METHOD OF SALE
Offers are invited from interested parties by 10th May 2019. Please note that the Vendors will not be obligated to accept the highest or any other offer.

In order that we are able to accurately appraise all offers on a like for like basis, please provide the following information in support of your bid:

• Confirmation of any conditions attached to the offer, and the anticipated timescales for satisfying the conditions;

• Details of any further information required or investigations to be carried out prior to exchange, including anticipated timescales for carrying out proposed works;

• Any proposed uplift or overage provision contained within your offer;

• Any assumptions made in relation to anticipated abnormal development costs, including Section 106 payments;

• Confirmation of your anticipated timescales and ability to exchange contracts within a reasonable timeframe;

• Details of how you propose to fund the purchase as well as confirmation that your bid has received full board approval, or equivalent, and if not, the process, and anticipated timescales required to obtain such approval;

• Your proposed payment profile and exchange deposit and confirm that this will be non-refundable;

• Any other information that you feel should be taken into consideration in the assessment of your bid; for example, recent experience of delivering schemes of this nature in similar locations or developing within Kettering Borough Council;

• A 1:500 layout plan and schedule of accommodation,

A bid pro forma will be provided to interested parties prior to the bid deadline date.

Upon offers being received, we expect to undertake meetings with shortlisted bidders prior to selecting a preferred party and agreeing Heads of Terms for sale or similar agreement.

LEGAL
The land within Parcels R20 and R24 is owned freehold by the Hanwood Park LLP.

Each party will be responsible for their own legal costs incurred in entering into a sale or similar agreement.

VIEWINGS
Viewings are strictly by appointment only to be arranged through the sole selling agent Savills. Please ensure enquiries are directed to Ben Rudd or Matt Davis in the first instance.

INFORMATION PACK
Please contact the agents for access to the online marketing information pack. This includes all relevant technical, legal and planning information including:

• Intrusive ground testing reports

• Topographical survey

• Draft sale plans – sales boundaries overlaid with primary highways infrastructure drawings plus indicative utilities and drainage connection points

ILLUSTRATIVE MASTERPLAN VIEW, LOOKING NORTH EAST FROM ACCESS F

Hanwood Park, Kettering, Northamptonshire
ILLUSTRATIVE MASTERPLAN VIEW, LOOKING EAST FROM ACCESS E
Hanwood Park, Kettering, Northamptonshire

Hanwood Park is a well-connected and sustainable location.

KEY

Travel
1. Kettering train station
2. A14 - Junction 16

Leisure & recreation
3. Kettering Swimming Pool
4. Kettering Park Hotel & Spa
5. Kettering Golf Club
6. Wicksteed Park
7. Barton Seagrave Cricket Club
8. Kettering Rugby Club
9. Odeon Cinema
10. Boughton House

Food & drink
11. The Red Lion Pub, Cranford
12. Barton Hall, Kettering
13. The Old Vicarage, Barton Latimer
14. The Palmichell, Barton Latimer
15. Sago & Brooke, Grafton Underwood

Retail
16. Tesco Extra
17. Market Street
18. Kettering Retail Park

Healthcare
19. Kettering General Hospital
20. Lloyds Pharmacy

Education
21. Trent College
22. Hayfield Co-op School
23. Latimer Arts College
24. Kettering Science Academy
25. Barton Seagrave Primary School
26. Millbrook Infant & Junior School
27. Kettering Busbeach Academy
28. Bishop Shapford School
29. Southfield Girls School
30. St Peter’s School

SCALE

0 1KM 2KM

500m

To the North:
- Leicester (30 miles)
- East Midlands Airport (56 miles)
- Nottingham (58 miles)

To the West:
- Birmingham Airport

To the South:
- Rushden Lakes Shopping Centre (9 miles)
- Northampton (18 miles)
- Milton Keynes (29 miles)
- To M1 motorway (20 miles)

To the East:
- Peterborough (29 miles)
RESIDENTS WILL BENEFIT FROM IMMEDIATE ACCESS TO A WIDE RANGE OF AMENITIES BOTH ON THE DOORSTEP AND ACROSS THE WIDER REGION
LOCAL AUTHORITY
The local planning authority is Kettering Borough Council, whilst the relevant county council is Northamptonshire:

www.kettering.gov.uk
www.northamptonshire.gov.uk

All enquiries should be directed through the selling agents to facilitate access to the relevant officers.

CONTACT DETAILS
To discuss this excellent opportunity to acquire land within an emerging Sustainable Urban Extension, adjacent to a thriving town with established transport links, and to gain access to the online marketing information pack, please contact the agents.

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