
Residential Development Opportunity

For Sale by Informal Tender



Parcel F, Brampton Park, Cambridgeshire

With detailed planning permission for 30 homes

Unconditional offers invited by 12 noon Wednesday 20th June 2018



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1. INTRODUCTION

On behalf of the Landowner, Savills (UK) Ltd ('Savills') is pleased to offer for sale the freehold interest in Parcel F, Brampton Park, Cambridgeshire (hereafter referred to as 'the Property').

The Property comprises brownfield land which extends to approximately 3.03 acres (1.22 ha) in total and forms part of the larger redevelopment of Brampton Park. The Property benefits from a detailed planning permission for 30 no. dwellings (0% affordable housing). The Officer's Mess and the Gatehouse are excluded from the sale.

The Landowner will require the purchaser to be responsible for an indemnification in relation to the Community Infrastructure Liability (CIL).

The method of disposal is by informal tender and the deadline for bids to be submitted is **12 noon on Wednesday 20th June 2018**. Interviews will be held shortly thereafter.

Preference will be given to clean **unconditional bids** and to parties who can clearly demonstrate they have undertaken full analysis of the site and understood all of the obligations to be placed upon them.

The full Information Pack can be found at www.savills.com/parcelfbramptonpark. An index of the documentation included is provided at **Appendix 1**.

2. LOCATION

Brampton Park is located off Buckden Road (B1514) on the southern edge of the village of Brampton, Huntingdon. Buckden Road provides direct access into Huntingdon, approximately 3.2 km (2 miles) north east. The B1514 also links to the A1 and A14. The A14 provides road links to Cambridge to the east and the M¹, M6 motorways and West Midlands to the west.

Brampton is a village of approximately 5,000 residents. There are a variety of shops and amenities available within the village centre including a post office, chemist, convenience store, butchers, hot food takeaway and GP practice. Education needs are provided for by two nursery schools and Brampton Village Primary School catering for 4-11 year olds with a further school at Buckden (Church of England Primary School) located 3 km (1.85mi) to the south. There are two secondary schools for 11-18 year olds located in Huntingdon. Huntingdon Race Course is situated in Brampton, whilst the village also benefits from its own Golf Club. There are also two public houses, Brampton Mill pub & restaurant and a popular garden centre.

Rail services are available from Huntingdon Station which is located to the north. Train journeys from Huntingdon to London Kings Cross are approximately 52 minutes in duration.

3. DESCRIPTION

The Property is largely rectangular in shape and extends to approximately 3.03 acres. It comprises the Walled Garden and the land to the south which has been cleared. It is bound by North Road and open space to the north, Brampton Park House ('BPH') to the east, Central Avenue to the south and existing residential dwellings to the west.

Extensive works to BPH will be undertaken by the Vendor in due course in order to discharge planning condition 9, and thus allowing the land to be developed without restriction.

4. ACCESS

Two new vehicular accesses will be created from North Road and Central Avenue. The Vendor will construct the road up Parcel F, after which works are to be done by the Purchaser to be subsequently maintained by the Management Company.

5. PLANNING

The Property falls in the jurisdiction of Huntingdonshire District Council ("HDC"). Planning controls policies are contained within HDC's Core Strategy document which was adopted by the Council in September 2009. This document also forms part of the HDC's Local Development Framework.

Our informal enquiries show a number of planning applications have been submitted through the history of the site. Most recently the following has been submitted:

Ref.	Decision Date	Description	Decision
15/02016/FUL	November 2016	Phased residential development comprising the erection of 30 new dwellings. Conversion of the former Officers' Mess into a single dwelling with internal and external alterations; Conversion of Gatehouse into a single dwelling including internal alterations; alteration and repair works to listed garden wall and access, parking, landscaping, demolition and associated works.	Approved

A copy of the planning application documents can be found in the online Data Room at www.savills.com/parcelfbramptonpark or sourced from HDC website under the above planning reference.

Section 106

The Property will be offered fully serviced without any S106 obligations.

Community Infrastructure Levy (CIL)

HDC adopted CIL in 2012 with a rate of £85 per square metre, subject to indexation and policy changes.

We understand that each prospective purchaser will be responsible for their own Community Infrastructure Levy Liability, and recommend that interested parties undertake their own enquiries in relation to the CIL liability arising from development on this site.

6. TECHNICAL

Parcels F is part of a wider consent and the infrastructure provision is part of the wider network.

A comprehensive technical Information Pack has been put together and made available to all parties on the dataroom at www.savills.com/parcelfbramptonpark.

We advise that any purchasers make themselves fully aware of the wider reports and comfortable with the content therein.

7. TENURE / VACANT POSSESSION

The Property will be sold freehold with vacant possession. A copy of the land registry documentation can be found in the Information Pack.

As required by the planning permission, works to Brampton Park House must be completed for part of Parcel F to be released. The Vendor will provide an Undertaking to the Purchaser.

8. OVERAGE

The Landowner requires an overage provision to be included as part of all offers. This is to be based on both planning and sales revenue.

9. RIGHTS OF WAY

The Property will be sold subject to and with the benefit of all rights, covenants and agreements and declarations affecting the Property.



10. VIEWINGS / MEETING WITH SAVILLS

Savills will be arranging a technical workshop which will be an opportunity to discuss the technical aspects of the sale in more detail.

11. BIDS

Savills are instructed to place the Property on the market with a view to selling the Property at the best consideration on an **unconditional basis**.

Offers are invited by **12 noon on Wednesday 20th June 2018** and sent in a sealed envelope to Savills, Unex House, 132-134 Hills Road, Cambridge, CB2 8PA. The envelope should be marked "Parcel F, Brampton Park - TPF".

E-mail offers will be acceptable, addressed to tfraser@savills.com

The vendor will not be bound to accept the highest or indeed any offer and may withdraw the property from the market at any time.

Bid Submission

The following is to be submitted as part of any bid:

- Confirmation that the purchase will be unconditional;
- Confirmation that a 1st Legal Charge will be offered to secure any deferred payments (or such other form of appropriate security acceptable to the landowner).
- Outline of board approval process;
- Proof of funding;
- Details of solicitors to be instructed;
- Details of the anticipated purchase timetable;
- Confirmation that a 10% non-refundable deposit will be paid on exchange of contracts;
- Details of track record and any nearby land interests;
- Overage proposal; and
- Confirmation of acceptance of standard letters of reliance and any further reports of which letters of reliance have not been provided.

Furthermore, the landowner will require an undertaking from the preferred purchaser to cover its legal fees up to a maximum figure of £10,000 plus VAT if the purchaser withdraws from the transaction, reduces the

price at any point or substantially changes the agreed terms from receipt of a draft contract up until completion.

12. TIMING

The method of disposal is by informal tender and the deadline for bids is **12 noon on Wednesday 20th June 2018**. Interviews will be held shortly thereafter.

As part of the Heads of Terms process, we will set out a detailed timescale for exchange and completion. This will include a series of legal meetings to ensure the timetable is achieved.

13. VAT

Please note that VAT will be charged on the sale of the Property.

14. IMPORTANT NOTICE

Savills and the vendors give notice that (i) these particulars are produced in good faith and are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intended purchaser should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them; and (ii) no person in the employment of the agents, or the vendors has authority to make or give any representation or warranty whatever in relation to this property, (iii) intending purchaser seeking to rely on any survey, report assessment or statement produced for the vendors by any third party must make their own arrangements with the relevant third party.

Please be aware that all plans are subject to the purchaser's surveys and due diligence.

15. FURTHER INFORMATION

The full Information Pack relating to the entire Property can be found within the online Data Room, accessed at www.savills.com/parcelfbramptonpark and an index is provided at **Appendix 1**.

Please ensure that in the first instance all enquiries are made to one of the individuals dealing with the sale:

Tom Fraser
tfraser@savills.com
01223 347038

Rebecca Saunders
rebecca.saunders@savills.com

Savills (UK) Ltd
Unex House
132 - 134 Hills Road
Cambridge
CB2 8PA

01223 347271

APPENDIX 1 – INFORMATION PACK INDEX

PLANNING

- Architectural drawings
 - Brampton Park House Drawings
 - Brampton Park House M&E proposals
 - Enclosed wall proposals
 - Stable Block details
- Land Ownership Plans
- Management Co - Service charges
- Planning
 - S106 Agreement
 - Approved Drawings
 - Decision Notices
 - Submitted Documents

TECHNICAL

- Asbestos reports
 - Asbestos Survey Areas
 - Building 251 - Asbestos Survey Report
 - CO5270 - Officers Mess Asbestos Survey Report
 - Stable Block - Asbestos Refurbishment Survey Report
- Bat Roosting Impact Assessment
- Drainage Strategy
- Ecology
- Gawn Associates - Structural Engineer reports
 - Structural - Coach House & Stabling
 - Structural - walling adjacent Officers Mess
- Mick George & warranty
- S38 & 104 Highways & Sewers
 - Adopted Roads plan
 - Completed S38 Agreement 20.03.18
- S104 Agreement & Technical approvals
 - Anglian Water S104 confirmation of scheme approval
 - Anglian Water S106 sewer connection - connection type approval
 - S104 Anglian Water agreement - fully signed
- S278 signed agreement
- Services Existing and Proposed
- Soil Investigation and remediation
 - BRD additional SI and Remediation report 16.06.16

Residential Development Opportunity

Parcel F, Brampton Park, Cambridgeshire



- Full verification reports
- AMEC report 36725rr004i2 Final
- Topographical info

Residential Development Opportunity

Parcel F, Brampton Park, Cambridgeshire



LEGAL

- Title Register CB388435