



Opportunity to acquire land of c. 14 acres with outline planning permission for residential development and reserved matters for 70 dwellings submitted

Property Highlights

- Potential development site to the north east of Whitchurch.
- Outline planning permission for residential development granted on 17/09/2015 (ref: 13/03481/OUT).
- Reserved matters planning application submitted on 21/02/2018 for residential development of 70 dwellings (ref: 18/00552/REM).
- The site comprises a gross developable area of approximately 14.3 acres, with a net developable area of approximately 9.6 acres.
- The site comprises a former dairy premises and pasture land, but is to be offered on a fully demolished and remediated basis.
- For sale by way of informal tender with a bid deadline of **8th June 2018 at 12.00pm.**
- Offers invited for the freehold interest or on a building lease basis.
- Further details available on request.

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LOCATION / SITUATION

The site is located approximately 0.6 miles north east of the defined urban edge of Whitchurch. It sits to the south east of Mile Bank Road, surrounded by open fields to the east, west and south.

It lies approximately 22 miles north of Shrewsbury and 18 miles west of Junction 16 of the M6 motorway.

DESCRIPTION

The site comprises a gross developable area of approximately 14.3 acres, with a net developable area of approximately 9.6 acres. The site topography has a gradient downwards from Mile Bank road to the north of the site down to the stream which lies within the southern boundary of the site.

The site comprises a former dairy premises and pasture land, with the previously developed part of the site extending to approximately 7.4 acres.

At present the site is part demolished and comprises a number of vacant commercial buildings. Homes England are seeking to offer the site on a fully demolished and remediated basis. The site also comprises retaining wall structures and a former water treatment works split over a number of plateaus. A public footpath crosses the site which has permission to be diverted under the current outline planning permission.

PLANNING

The site is located in a rural area, outside the settlement boundary of Whitchurch. The relevant local planning policies covering the site is contained within the Shropshire Core Strategy (2011).

Outline planning permission for residential development was granted on 17/09/2015 (ref: 13/03481/OUT). The extant outline planning permission (all matters reserved) does not approve a number of units but shows c. 70 dwellings in a mix of detached, semi-detached and terraced units on an illustrative masterplan.

The site will be sold with the existing outline planning permission, with a reserved matters planning application having been submitted on 21/02/2018 for residential development of 70 dwellings (ref: 18/00552/REM). The application is currently awaiting a decision.

The site falls within the Whitchurch Parish Boundary and Area C of the Type and Affordability of Housing SPD where 10% affordable housing should be provided. The appropriate tenure mix including social rented and intermediate housing will be determined by the Council, although there have been discussions with the Council that a higher level of affordable housing would be acceptable.

Vacant Building Credit may apply on parts of the buildings that are not currently in use.

The Shropshire CIL Charging Schedule (adopted 2012) applies a charge of £80 / sq. m. to new residential development for this site. National CIL Regulations (2010) allow for annual indexation using the national BCIS All-in Tender Price Index. The indexation for 2017 has resulted in a 19.64% increase of the CIL rates (applicable to all development approved in 2017). Therefore the CIL charge anticipated for the site will be approximately £95.70 / sq. m.

TENURE

The site is held freehold.

TENANCIES

None.

RATEABLE VALUES

According to the Valuation Office Agency 2017 valuations the property has a total rateable value of £18,250.

TECHNICAL & LEGAL PACK

Further information including a technical pack is available on request.

TENDER DATE & SALES PROCESS

The sales process will be by way of informal tender with a bid deadline of 8th June 2018 at 12.00pm.

VAT

The property is elected for VAT.

OFFERS

Unconditional offers are invited for the freehold interest in the site or on a building lease basis.

VIEWING ARRANGEMENTS

The site can be viewed in part from Mile Bank Road. Access can be arranged through Cushman and Wakefield.

EPC RATINGS

To be provided

FOR SALE – LAND WITH OUTLINE PLANNING PERMISSION FOR RESIDENTIAL DEVELOPMENT



Site at Mile Bank Road, Whitchurch, Shropshire, SY13 4JY



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