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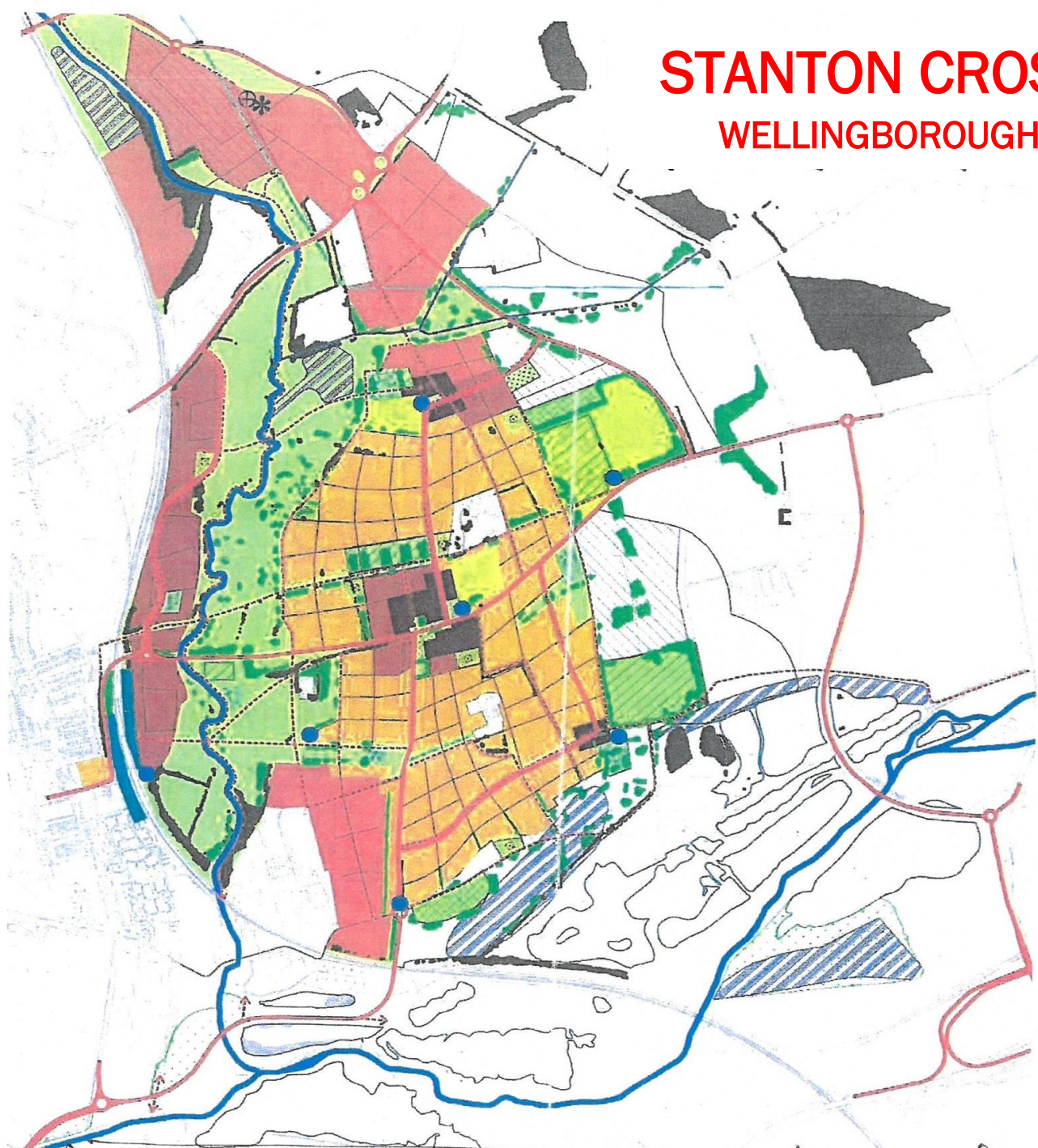
BROWN & CO

BARFORDS

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STANTON CROSS

WELLINGBOROUGH



Grange Farm Site

FOR SALE

Irthlingborough Road, Wellingborough, NN8 1RF

Residential Development Site with Planning Permission for 38 Dwellings



Stanton Cross, Wellingborough

Stanton Cross comprises a major urban extension of Wellingborough which has been promoted and brought forward by Bovis Homes to deliver a sustainable, mixed-use settlement including 3650 new homes, employment, two primary and one secondary school, retail, Doctor's surgery and retail, leisure and community facilities to be provided in two Local Centres and a Country Park by the bank of the River Ise – all benefiting from the improved links to the local and strategic transport network including the Railway Station Interchange.

The Development Site

This site, extending to about 0.9552 ha / 2.36 Acres has come forward for redevelopment contemporaneously with the disposal, by Bovis, of Area 16 of the Stanton Cross project with the benefit of detailed planning permission for the erection of 149 dwellings and the construction of the associated road and drainage infrastructure.

The location of the Site within the Stanton Cross project is identified on the Stanton Cross Masterplan, a copy of which is included in these Particulars. It is within approx. 250m to the south of the Proposed Neighbourhood/Local Centre and Primary School.

The curtilage of the Site is shown delineated red on the attached copy Title Plan (NN166508). It should be noted the existing Office Building on the Site (see below) has its own Title No. NN222833.

Planning

The Site is to be sold with the benefit of the Outline Planning Permission granted for the erection of 38 no. dwellings and demolition of all buildings on the Site, (LPA Ref: WP/15/00259/OUT, dated 4th July 2016), subject to the terms and conditions of the S106 Agreement dated 4th July 2016 which secures 20% of the development and shall comprise Affordable Housing (split 88% Social and Affordable Rented and 12% Shared Ownership or such other number of residential units or tenure as may be agreed by the Council). A copy of the Sketch Site Layout Plan is reproduced with these Particulars.

Access

Following the provision of Road and Sewer Infrastructure to the adjoining Area 16, vehicular access to the Site from the public highway is now over the estate roads constructed and recently completed to base course by Bovis' pursuant to the Rights reserved for the benefit of the Site and the terms and conditions of an Infrastructure Agreement made with Bovis Homes dated 5th January 2018. A copy of the Agreement Plan is included with these Particulars and shows the route of access coloured yellow leading to the Site boundary and proposed access to the development at point X on the Plan. The Estate Roads on Area 16 are the subject of a S38 Adoption Agreement.

Drainage

Pursuant to the terms of the Infrastructure Agreement, Bovis have procured the laying of a 150mm gravity foul sewer to serve the Site, the connection to which has been terminated and stop ended on the eastern site boundary at point Y shown on the copy Agreement Plan.

The foul sewer, associated (off site) pumping station and outfall sewer are the subject of a S104 Adoption Agreement entered into by Bovis Homes and dated 23rd April 2018.

A surface water outfall has also been provided and a 450mm connection laid to terminate at a stop end on the eastern site boundary at point Y shown (in blue) on the Agreement Plan. This outfall is also covered by the S104 Adoption Agreement.

Services

Pursuant to the Infrastructure Agreement, Bovis have procured the laying of mains water, gas, electricity and cable with capacities to serve the approved development of the Site. The mains have been terminated on the opposite side of the road to the Site Access with ducts provided to point X on the site boundary to facilitate future connections. The details are shown on an extract from the Area 16 Site Layout Plan included in the Information Pack.

Existing Buildings on the Site

The Site is occupied by two, open-sided former agricultural buildings of no intrinsic or historic value, and the Brick and Tiled (and extended) former agricultural storage building converted to provide 3 no. Office Suites. Refer to photographs in these Particulars and the Information Pack.

Until recently, the Offices have been fully let to produce an aggregated rental of circa £28,000 per annum exclusive of VAT. Two of the suites have now been vacated in anticipation of the sale of the Site, but Suite 1 remains occupied by agreement until vacant possession is required (either by the Seller or the Buyer). The Building will be sold as seen complete with all Fixtures and Fittings.

The Office Suites provide approx. 340 sq m/3,690 sq ft of net lettable space with the floor layout being as shown on the Barn Conversion Plan included in the Information Pack. There is clearly potential for this Building to be retained for a continuation of office use or for conversion to provide residential accommodation subject to some minor changes to the housing layout.

VAT - TBC

Vacant Possession

Vacant Possession will be given on Completion of the Sale.

Fenced Boundaries

The close boarded fences erected on the Site boundaries between points marked A-B and C-D on the Infrastructure Agreement Plan are to be maintained by the Buyer of Area 16.

Method of Sale

The sale will be conducted by private treaty negotiation with subject to contract only Offers being invited for the Freehold but the Agent's reserve the right to conclude the sale process by means of an Informal Tender.



Information Pack

The Pack (in CD format) contains copies of the following documents and is available on request:

- Registered Titles (NN166508 and NN222833)
- Planning Application Documents, including the Planning, Design & Access Statement, Planning Application, Site Plan and Indicative Site Layout
- Outline Planning Permission
- S106 Agreement
- Infrastructure Agreement
- Topographical Survey (Dwg. No. ASC 14.196) (not to scale at A3)
- Flood Risk Assessment
- Tree Survey Report
- Extract from Area 16 Site Layout Plan showing the main services laid to serve the Site and the ducts provided to point X at the Site entrance (NB. A duct for the gas connection is now in-situ)
- Barn Conversion – Office Floor Plans
- Detailed Site Layout Plan for Area 16
- Photographs of Farm Buildings
- Geo Environmental Desk Study (by EPS/June 2014)

Viewing

Access to the site during normal working hours will be permitted with a set of the Sale Particulars in hand. However, if access to the Offices is required, applicants are requested to provide the Agents with a minimum of 24 hours notice to enable the necessary arrangements to be made.

For further information contact David Barford or Anne McGlinchey.

Brown & Co Barfords

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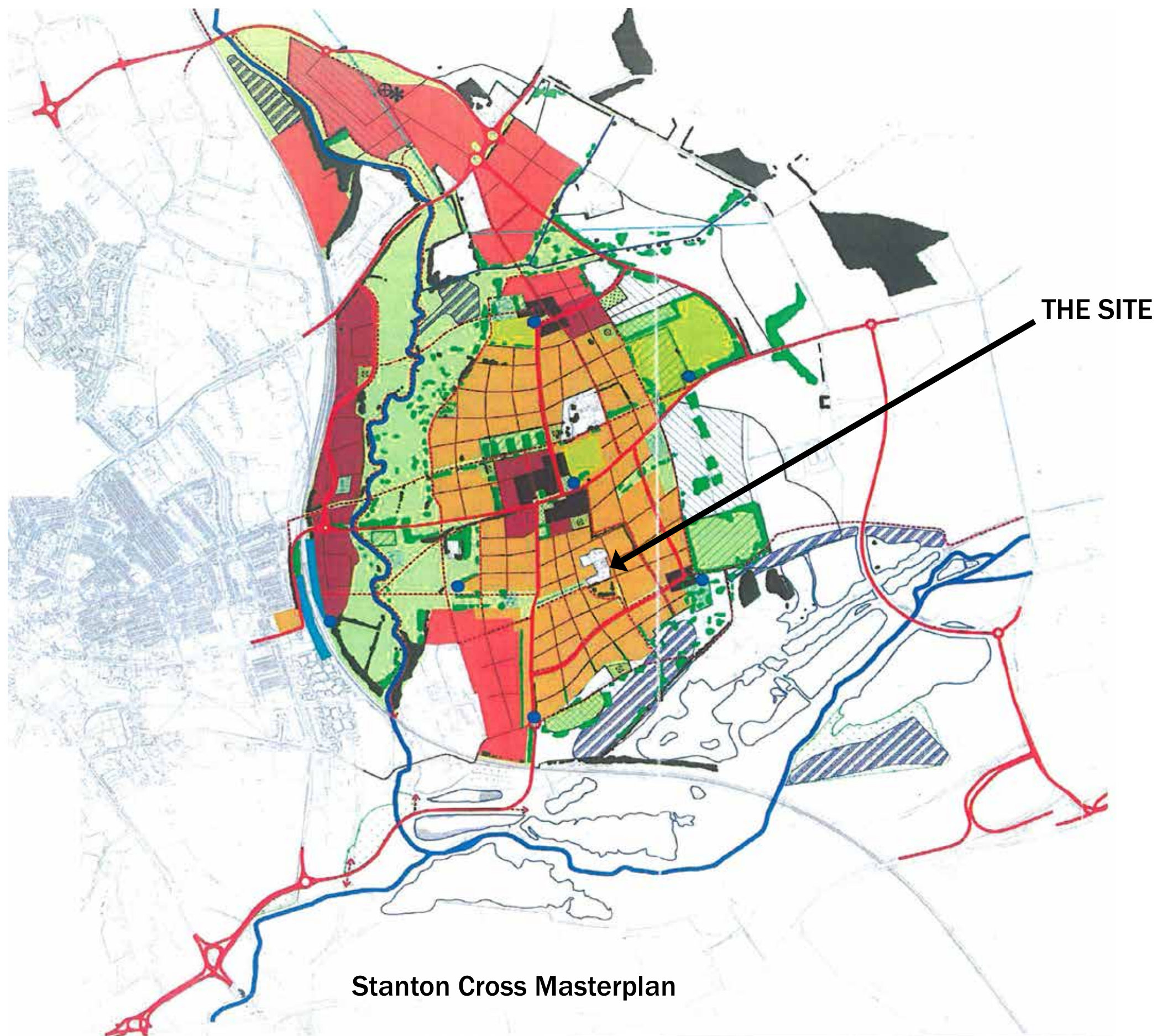
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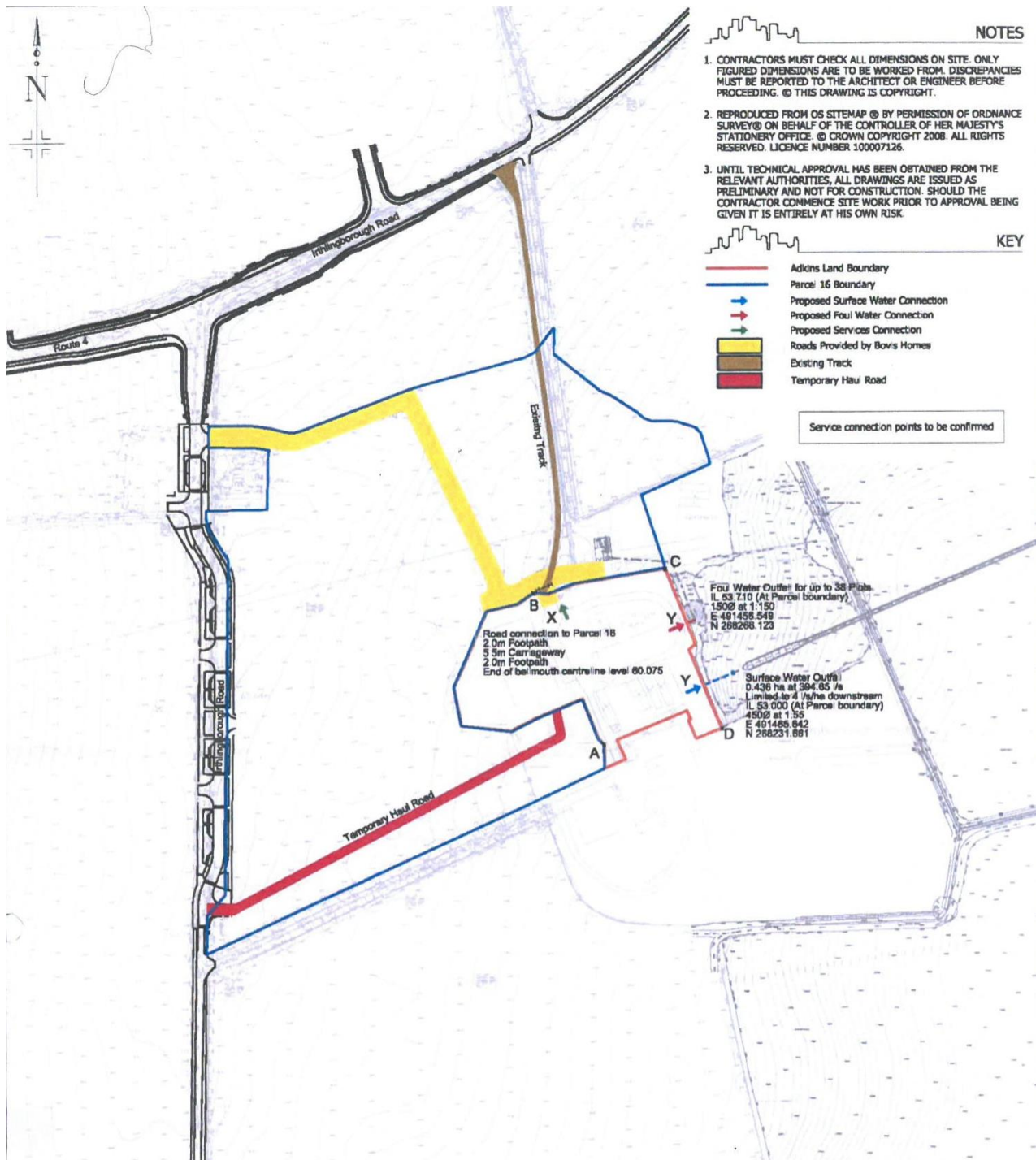
Title Plan (not to scale)



Stanton Cross Masterplan



Site Layout Plan



Agreement Plan



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