

For Sale

By Informal Tender

Residential Development Site

LAND AT LEGER WAY, WHEATLEY, DONCASTER DN2 5RW

5.4 Hectares | 13.34 Acres



Closing date for tenders: 12 Noon Friday 6th July 2018
(Offers **MUST** be made on the Tender Form provided)



Doncaster
Council

The Opportunity

Doncaster Council is seeking a developer to deliver a high quality residential development on this 5.4ha site off Leger Way, Doncaster adjoining Wheatley Golf Club.

The site represents an important opportunity to develop high quality dwellings in a range of house types and sizes.

The selected developer will share the Council's aspirations to deliver a high standard development in a sustainable location as well as contributing towards the wider ambition to deliver high quality development throughout the Borough.



Location

Doncaster benefits from excellent communication links being located immediately to the east of the A1(M) at its junction with the M18, the latter providing access to Doncaster Sheffield Airport via the Great Yorkshire Way, to the M1 at Sheffield and the national motorway network. The M18 also links with the M62, M180 and the east coast ports.

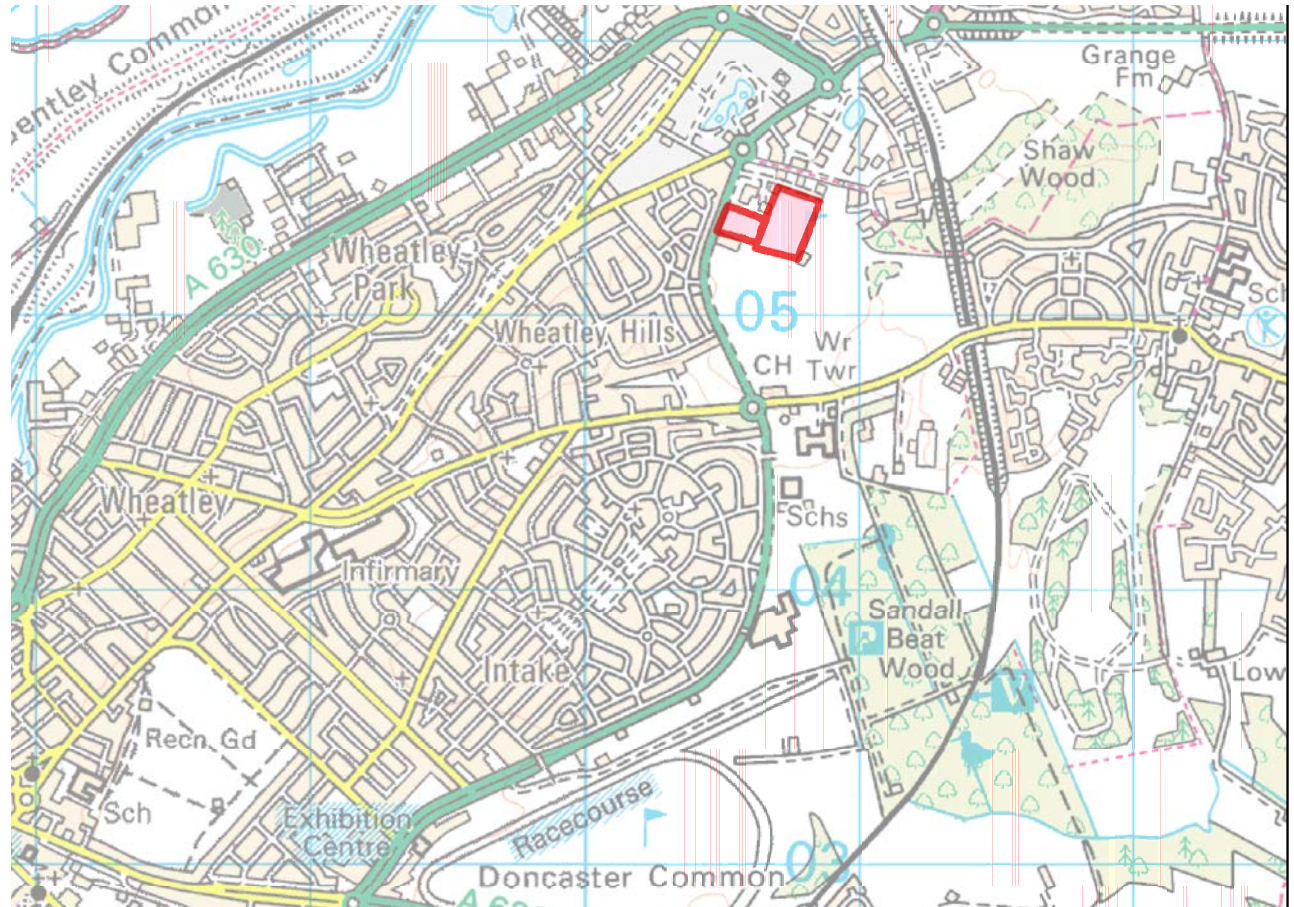


The site is located approximately 3.25km north east of Doncaster town centre situated in a prominent position off Leger Way (A18) adjoining Wheatley Golf Club within the established residential area of Wheatley Hills.

The site is extremely accessible by car and public transport with Leger Way (A18) providing connections to the centre of Doncaster, to Wheatley Hall Road (A630) to the northwest, Bawtry Road (A638) to the south and Junction 4 of the M18 located 4km to the east of the site.

There are numerous bus stops within walking distance of the site, most of which are located along Thorne Road to the north. Kirk Sandall railway station lies approximately 2.61km to the north of the site, providing services to Scunthorpe, Hull, Doncaster, Meadowhall and Sheffield. This station is also served by the TransPennine Express to Cleethorpes. Doncaster Railway Station is on the East Coast Mainline and is approximately 4.1km to the south west and provides services to many destinations such as London Kings Cross, Leeds, York, Newcastle, and Aberdeen.

The location has the benefit of being within close distance to a wide range of facilities including a number of primary and secondary schools, local shops, a post office and national supermarkets as well as recreational and leisure facilities. Sandall Park, one of Doncaster's largest parks is within easy walking distance of the site.





The Area

- 1 Wheatley Golf Club
- 2 Thorne Road Retail Park
- 3 Sandall Park
- 4 Wheatley Retail Park
- 5 Wheatley Hills
- 6 Leger Way
- 7 Shaw Wood Business Park



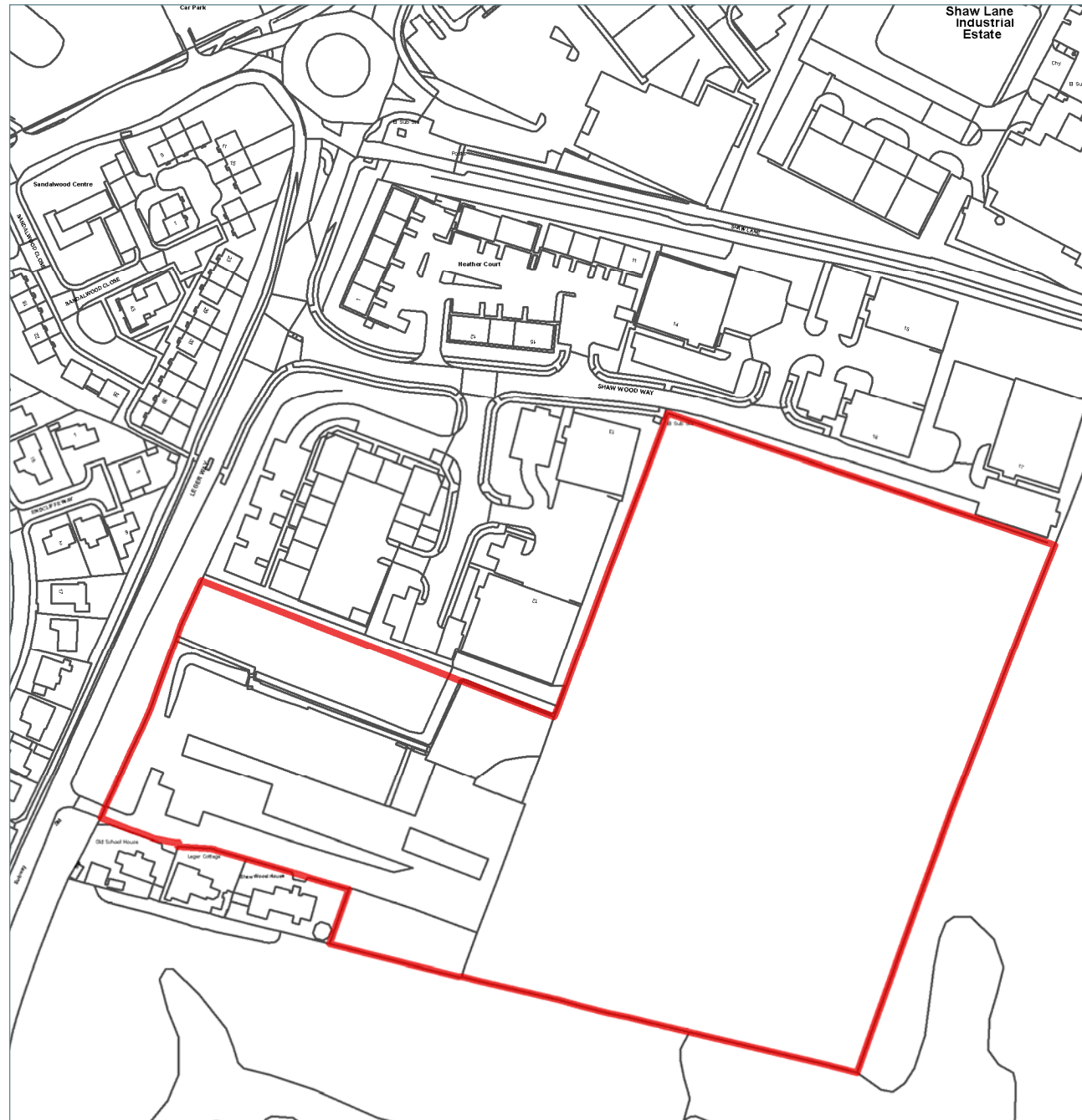
Description

The site comprises of the former Wheatley Hill Middle School and extends to approximately 5.4 hectares (13.34 acres) and can be characterised as a large “L” shape separated into two distinct areas.

Part of the site fronting onto Leger Way having previously been occupied by the school buildings (now demolished) comprises of hard-standing areas with overgrown vegetation. The remainder of the site being the former school playing fields consist of a grass field with overgrown scrubland and vegetation along the site boundaries.

The area of the former school buildings is set on a plateau slightly higher than the remainder of the site which in turn is set slightly higher than the Business Park on Shaw Wood Way to the north and Wheatley Golf Course to the south and east of the site. The area of the former playing fields is mainly level apart from the northern and south eastern boundaries where the land slopes away to the boundary line.

A small area of land on the southern boundary of the site is currently let on a garden tenancy, which can be terminated at any time by either party upon one month's notice



The site can be characterised as a large 'L' shape

Planning

The Council's aspiration is to encourage a high quality development on this important site and applicants should be able to demonstrate how they have taken account of the need for good design in their development proposals having regard to the relevant LDF policies, SPD and guidance.

A Planning and Development Brief has been prepared which sets out the general policy advice, key planning requirements and development guidelines in respect of the site and is available upon request.

Prospective purchasers are advised to contact **Jordan Butler**, Principal Planner on **(01302) 734892** at an early stage to discuss development options. A list of additional key contacts is also provided in the Planning and Development Brief.

KEY POINTS:

A summary of some of the key information from the Planning and Development Brief is as follows:

- The site is identified as an Education Facility in the Doncaster Unitary Development plan (UDP) adopted in July 1998 under saved Policy CF3.
- The area of the former school playing fields are also designated as Countryside Policy Area.
- There have been a number of previous planning applications made for this site, none of which have been implemented.
- The site has been put forward for both housing and employment uses in the Doncaster Housing and Economic Land Availability Assessment (HELAA) which is a policy-off evidence base.
- The HELAA is part of the evidence to inform the selection of Housing and Employment Allocations in the new Local Plan and to provide the basis for demonstrating the on-going 5 year housing land supply position.
- Within the HELAA the site is considered suitable (with local policy constraint), available and achievable. Overall the site is found to be deliverable and developable for either residential use, employment use or a combination of both.
- The area of the former school can be considered to have low archaeological potential and the area of the former playing fields can be considered to have unknown archaeological potential. Therefore, potential developers of the site are advised to consult with South Yorkshire Archaeological Service (SYAS) at an early stage as to the programme of archaeological work required to inform the development proposals.
- The Council is committed to promoting high quality development throughout the Borough and therefore applicants should be able to demonstrate how they have taken account of the need for good design in their proposals having regard to the relevant policies.
- A high standard of development will be required throughout the site.
- If housing is proposed 15% of the site should be laid out as a single area of public open space. The open space should be overlooked by the development and meet the relevant guidance and standards.
- The site layout and design should be informed by an up to date tree survey and ecological surveys. A comprehensive landscaping scheme should be provided.
- The existing trees along the site boundaries should be surveyed and the findings inform the design process, it should be assumed that these will largely be retained.
- The development should have a generally suburban character with a range of homes, 2 storey properties should predominate with scope for some 2.5 and 3 storey development at key locations.
- The primary access to the site should be taken from Leger Way with a potentially secondary access from Shaw Wood Way.
- The existing access to the 3 large residential properties immediately to the south of the site should be maintained but not connect vehicle movements with the new development.
- The Council's latest car parking standards should be met as set out in the Development Guidance and Requirements SPD Appendices.
- An illustrative plan within the Planning and Development Brief shows how the key design principles might be achieved.
- The affordable housing requirement is currently 26% of all units on site with a 74%/26% social rent / intermediate tenure split. (Social rent includes affordable rent.) The Council will expect this affordable housing requirement to be met.
- There may be other S106 requirements/contributions required including Education, public open space, landscaping, bio-diversity off-setting and signalling and highway improvements.
- Sport England have indicated that a sum in the region of £255,000 should be provided towards the improvement of other local playing fields or sports projects in order to mitigate the loss of the playing fields.

Highways and Transportation

The site has highway frontage to Leger Way, classified as the A18. This road carries significant volumes of traffic, is a key commuter route and suffers from congestion at peak times.

This impacts on the operation of the A18 Sandall Park roundabout as well as the surrounding network, therefore a robust Transport Assessment (TA) will be required. Consideration of the methodology for the TA will need to be agreed with the Transportation Unit prior to any assessment. Proposals which require access alterations / changes will need to be modelled within the TA.

Whilst a new access to the site from Leger Way is possible, it is expected that this will need to be more than just a simple priority junction. Access to sites to the east of Leger Way have prohibited right turns and therefore consideration needs to be given to the most appropriate type of junction to be provided. Any signalling or highway improvements required are to be funded by the developer. A secondary access could potentially be created off Shaw Wood Way. Any access proposals are to be supported by a full technical operation analysis using the most appropriate methodology.

Parking standards are to be in accordance with the Councils standards contained within the Development Guidance and Requirements Supplementary Planning Document (SPD).

A residential travel plan is also likely to be required setting out measures to reduce demand by promoting sustainable transport modes. In line with information provided within the SPD a cumulative developer contribution will be sought for the A630 Westmoor Link Improvement Scheme.

For further advice prospective purchasers should contact **Wayne Lake**, Senior Transport Planner on **(01302) 735172** to discuss all transportation issues and technical matters concerning design and layout.



Drainage

A Flood Risk Assessment will be required due to the size of the site.

There should be no increase in surface water discharge from the site into existing sewers / watercourses. The Council's preferred option for surface water management is the use of a Sustainable Drainage System (SUDS). On site surface water attenuation may therefore be required.

For further advice prospective purchasers should contact **Kyle Heydon**, Senior Flood Risk Engineer on **(01302) 735531**.

Services

It is understood that all mains services are available in the locality.

However, it will be the responsibility of the eventual purchaser to ascertain whether such services are of sufficient quality and capacity for their own particular requirements. All prospective purchasers are therefore advised to make and rely upon their own enquiries of the various statutory authorities.



Terms of Disposal

Doncaster Council is seeking informal tenders for this site on the following principle terms:

1. The freehold interest of the site is being offered with vacant possession.
2. The proposed sale will be subject to an overage agreement and bidders are required to provide overage proposals as part of their bid submission.
3. The Purchaser will be expected to enter into a conditional contract within 3 months from notification of being the preferred bidder.
4. Upon exchange of contracts the Purchaser will be expected to pay a deposit equivalent to 10% of the purchase price.
5. Upon exchange of contracts the Purchaser will also be expected to pay the Vendor's Surveyors costs amounting to 1.5% of the purchase price together with the Council's reasonable Legal costs. These fees will be non-refundable.
6. The detailed planning application is to be submitted within 6 months from the selection of the Purchaser.
7. Upon the grant of a satisfactory detailed planning permission the contract will become unconditional and completion of the sale will take place within 28 days with the Purchaser paying the balance (90%) of the purchase price.
8. It is understood that no election in respect of VAT has been made and therefore VAT is not payable on the sale price.



Offer Procedure

If you wish to submit an offer, please complete an Offer Form. An Offer Form and Address Label are available on request – email: samgen@doncaster.gov.uk

- a) Offers should be submitted by 12 noon on Friday 6th July 2018 in writing using the Offer Form in a sealed envelope with no identifying marks other than the official Address Label provided.
- b) They should be delivered to Doncaster Council, Strategic Asset Management, Civic Office, Waterdale, Doncaster DN1 3BU. Offers should be posted recorded delivery, or delivered in person.
- c) Offers received after this date may be disqualified.
- d) Please supply the name and address of your Legal advisers, together with the name of the person who will attend to this matter, with telephone numbers and e-mail address, if known.
- e) The offer should be accompanied by the following information:
 - Financial Offer
 - Indication of initial proposals for the site, including a draft scheme layout, plans and elevations of proposed house types and a schedule of accommodation with floor areas
 - Details of how the proposals meet the Council's aspirations to deliver a high quality development.
 - If relevant, the tender should specifically state what assumptions have been made about any exceptional development costs the Purchaser has identified.
 - Information on previous schemes completed.
 - Proposed professional team.
 - Details of any overage proposals.
 - Details of the development time frame.
 - Details of the proposed source of development finance together with financial information to demonstrate the ability of the proposed Purchaser to pay the price offered.
- f) Any offers sent by facsimile will not be considered and may invalidate any offer submitted in the correct format due to the potential breach of confidentiality.
- g) The Council reserves the right not to accept the highest, or indeed any offer made for the property.
- h) All costs in preparing a bid will be at the bidder's expense.

- (i) The acceptance of an offer is subject to the formal approval of Doncaster Council.
- (j) Acceptance of an offer does not form a legally binding contract between the parties.
- (k) Variable or referential offers will not be considered

The Council will select the Purchaser based upon development proposals, financial offer and track record and will contact the successful applicant following internal approval being granted. The Council reserves the right to withdraw the acceptance if Contracts have not been exchanged within 13 weeks of such approval.

Contact us

All enquiries regarding the site should be directed to Doncaster Council, Strategic Asset Management, Civic Office, Waterdale, Doncaster DN1 3BU.

Martin Kaye
01302 736485
marting.kaye@doncaster.gov.uk

Samantha Taylor
01302 737229
samantha.taylor@doncaster.gov.uk

Doncaster Metropolitan Borough Council for themselves give notice that:-

- (i) These particulars are set out as a general outline for guidance only of prospective purchasers and do not constitute part of an offer or contract;
- (ii) whilst every effort is made to ensure all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are accurate; prospective purchasers should not rely upon them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Doncaster Metropolitan Borough Council has authority to make or give representations or warranties whatsoever in relation to the property.