

For Sale

By Informal Tender

Town Centre Development Site Opportunity

LAND AT COLLEGE ROAD, DONCASTER DN1 3AJ

1.09 Hectares | 2.7 Acres



Closing date for tenders: 12 Noon Friday 23rd March 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 development on this extremely visible site within the Civic and Cultural Quarter of Doncaster Town Centre and represents an opportunity to create a landmark development on an important gateway site.

The site is considered suitable for a wide range of potential uses, subject to planning approval. The selected developer will share the Council's aspirations to develop a scheme of architectural merit with a wider ambition to contribute to the regeneration of the town centre and deliver a high quality development in this important location.



Our mission is to create a landmark development on an important gateway site



Landmark Developments Nearby

- 1 Railway / Bus Station
- 2 Frenchgate
- 3 Doncaster Town Centre
- 4 Civic QTR Car Park
- 5 Waterdale Car Park
- 6 Restaurant Bar Units
- 7 Savoy Cinema
- 8 Cast Theatre
- 9 Doncaster Civic Offices
- 10 The Gables - Housing Development



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 situated in an extremely prominent position at the junction of College Road and Trafford Way (A638) approximately 500m to the south east of the main shopping area of Doncaster town centre, within the rapidly transforming Civic and Cultural Quarter of the town. Doncaster railway station is located on the East Coast Mainline and is within walking distance.

The Civic and Cultural Quarter is a vibrant new destination within the Waterdale area of Doncaster town centre, a place in which to work, live and spend leisure time. The first phase of the re-vitalisation of the Waterdale area has been completed with the creation of Sir Nigel Gresley Square. This exciting new development has seen the construction of a new 5 storey, 157,000 sq.ft. Civic office building and completion of 'Cast' a new state of the art performance venue with an 820 seat theatre and individual dance and drama studios. Further developments include the refurbishment of the Civic Quarter car park providing over 800 parking spaces and the near completion of The Gables housing development, consisting of 96 contemporary family homes at the junction of College Road and Chequer Road.

A new state of the art 6 screen, 1,600 seat cinema and restaurant complex is proposed adjacent to the Cast Theatre facing onto Sir Nigel Gresley Square with construction due to commence shortly. Further phases of the Civic and Cultural Quarter are potentially to include a new library, commercial offices, hotel, further leisure facilities and additional housing.

The site is situated within the rapidly transforming Civic and Cultural Quarter of the town



CIVIC/BUSINESS
DISTRICT
&
CULTURAL
QUARTER

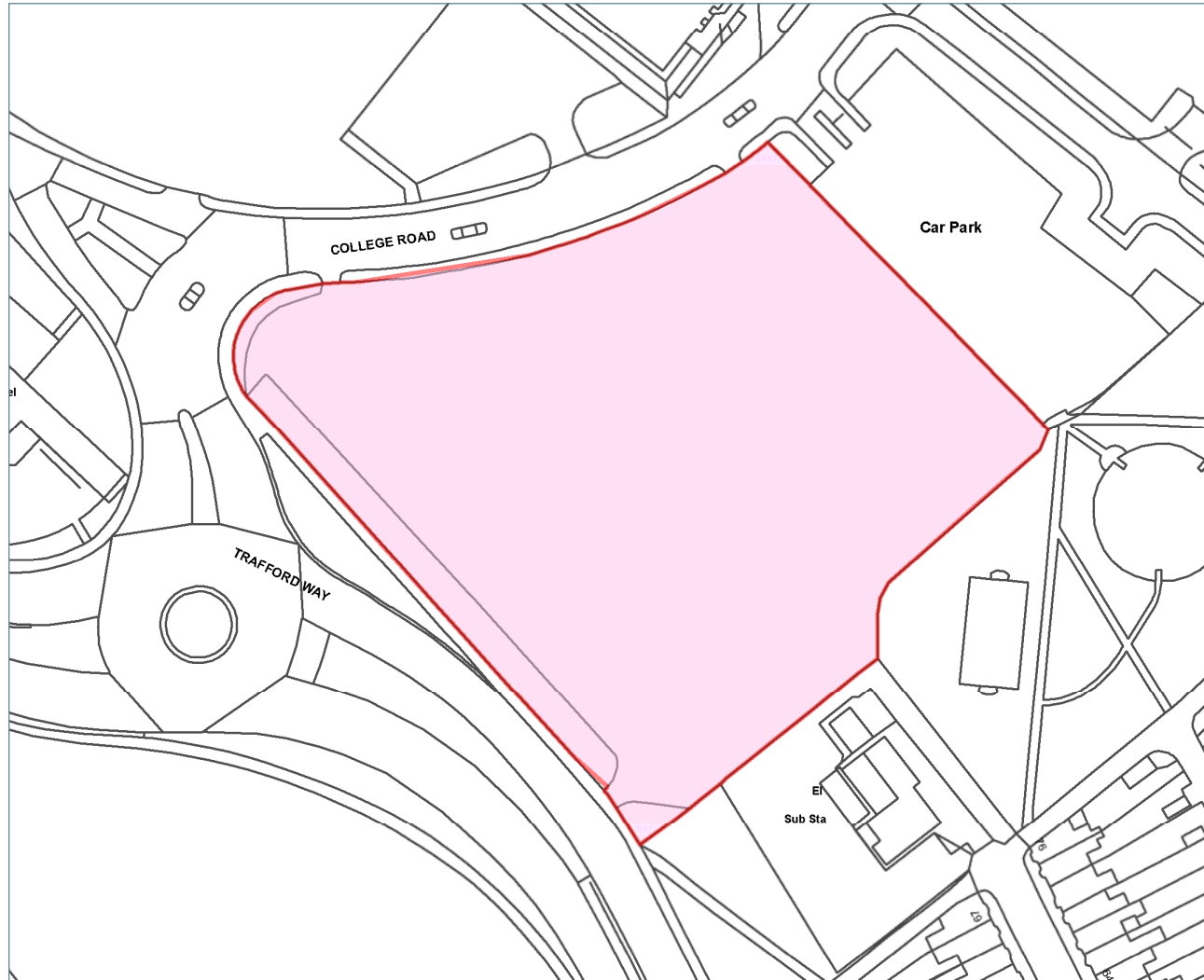


Description

The site extends to approximately 1.09 hectares (2.7 acres) and is considered to be an important gateway to the town centre.

The land is currently used as a permit holders car park by Doncaster Council from Monday to Friday and as a pay and display car park on a Saturday. The site is floodlit, securely fenced and partially surfaced with approximately 450 marked parking bays.

The site is flat, of a regular shape and is highly prominent having road frontage to two sides, facing onto College Road and Trafford Way. Access to, and egress from the car park is currently gained from College Road with the benefit a secondary egress onto Trafford Way.



The land is currently used as a permit holders car park by Doncaster Council



Planning

The Council's aspiration is to encourage a high quality development at this gateway site and wish to see the highest urban design and architectural standards adopted in order to realise this ambition.

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.

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



KEY POINTS:

- The site is allocated as an office policy area in the Doncaster Unitary Development plan (UDP) adopted in July 1988 (Policy TC11).
- Part of the site is also covered by UDP Policy TC26 which states that the Council will safeguard a site in College Road for a potential public car park.
- In 2010 outline planning permission was granted for the Civic and Cultural Quarter (CCQ) (Ref: 08/02535/OUTA) which includes this site. This permission established certain uses, the locations and scale of buildings within an outline masterplan.
- This site forms part of plot L of the approved masterplan and therefore has permission in principle for a high density mixed use scheme including offices, residential, restaurants and retail uses and included proposals for a multi-level car park.
- The masterplan recommends that the CCQ area becomes Doncaster's "Central Business District" with an office and mixed use focus with supporting leisure, cultural, residential and retail uses in a high density compact format.
- Industrial uses, standalone utilitarian buildings, employment sheds or car showrooms are not considered appropriate in this location, as they would not make the best use of the land or meet the Council's aspirations for this key gateway site.
- Uses leading to higher skilled jobs would especially be supported in this location.
- The CCQ outline approval included an approved schedule of parameters and quantum of development for each plot.
- Any alternative development uses or quantum of uses which exceed the parameters set out in the outline approval would require a full planning application to be submitted.
- Should residential development be proposed on any part of the site the Council will expect the affordable housing requirement of 26% of all units to be met.
- The site has a moderate to high potential for the survival of archaeological remains, particularly on the south east side and potential developers are advised to consult with South Yorkshire Archaeological Service (SYAS).
- The Council is committed to promoting high quality development throughout the borough and therefore applicants should be able demonstrate how they have taken account of the need for good design in their development proposals having regard to the relevant policies.
- As part of the CCQ, planning permission has recently been granted for a major new town centre cinema and associated restaurants on the vacant site facing Sir Nigel Gresley Square (Ref:15/01737/REMM).

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.

Highways and Transportation

The site is situated at a key gateway location marking the main arrival point at the town centre from a southerly direction. The A638 (Trafford Way) runs along the site's western boundary and provides good vehicular access to the strategic road network and the motorways. College Road links to the A638 at the roundabout adjacent to the north western corner of the site and provides the main vehicular access points along the site frontage.

A detailed Transport Assessment and framework Travel Plan were approved as part of the Doncaster Civic and Cultural Quarter outline planning application (Ref 08/02535/OUTA) which included this site. These identified that the site access is to be taken from College Road with a new right turn ghost island within the carriageway together with the potential for an egress only onto Trafford Way.

A signal controlled pedestrian crossing facility funded by the developer will be required across College Road in order to connect the site with the CCQ and town centre.

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 **Richard Ward**, Senior Flood Risk Engineer on **(01302) 862798**

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. It should be noted that the freehold title contains restrictive covenants preventing the use of any part of the site for the construction of a food store with a floor area in excess of 10,000 sq.ft.
3. The Purchaser will be expected to enter into a contract conditional solely upon the developer obtaining detailed planning permission.
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. The Council will obtain vacant possession of the site prior to commencement of the development.
8. 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.
9. 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 23rd March 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 and schedule of accommodation.
 - 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 6 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.

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

Martin Kaye
01302 736485
marting.kaye@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.